

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	31
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,571.49
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	537.82	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	018-356-079

<b>Style of Home:</b>	End Unit,Upper Unit	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,RV Parking Avail.,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	40
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Hot Water,Natural Gas,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Axis Strata Management - 778-593-1952
<b>Complex / Subdiv:</b>	EAGLECREST
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 40, PLAN LMS960, SECTION 31, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Club House,Exercise Centre,Garden,In Suite Laundry
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Vacuum - Built In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'11 x 12'4	Main	Laundry	7'10 x 6'6
Main	Dining Room	15'6 x 11'9			
Main	Kitchen	9'11 x 9'11			
Main	Family Room	12'7 x 17'			
Main	Office	7'8 x 8'4			
Main	Primary Bedroom	11'6 x 14'8			
Main	Bedroom	9' x 10'10			

<b>Finished Floor (Main):</b>	1,650 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,650 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,650 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

EAGLECREST offers up this marvelous 1 level Townhouse in the very popular area of Murrayville. A lovely large upper end unit located in the quiet area of the complex. Spacious home featuring newer countertops and heating boiler, with appliances and lighting replaced in 2014. Elegant living room, dining room and primary bedroom with a large walk-in closet and good sized en-suite with separate tub and shower. Features include in-floor radiant heat, 2 balconies (facing east and west), vaulted ceilings and a cozy family room with gas fireplace. Roof replaced in 2013. Walking distance to shopping, recreation, transportation, park, hospital and school.