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|-------------------------|---------------------------|---------------------------------|
| Depth/Size (ft): | Bedrooms: 2 | Approx. Year Built: 2022 |
| Frontage (ft): | Bathrooms: 2 | Age: 2 |
| Lot Area: | Full Baths: 2 | Zoning: CD-103 |
| Flood Plain: | Half Baths: 0 | Gross Taxes: \$3,015.46 |
| Rear Yard Exp: | Maint. Fee: 398.54 | For Tax Year: 2023 |
| View: | | P.I.D.: 031-599-541 |

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|--|---|
| Style of Home: End Unit,Penthouse | Parking: Total: 1 - Covered: 1 |
| Construction: Frame - Wood | Covered Parking: 1 |
| Exterior: Brick,Mixed | Parking Access: |
| Foundation: | Parking: Garage; Underground,Visitor Parking |
| Rain Screen: | Locker: Yes |
| Renovations: | Units in Dev: 211 |
| # of Fireplaces: | Distance to: |
| Water Supply: City/Municipal | Title to Land: Freehold Strata |
| Fuel/Heating: Baseboard,Electric | Property Disc: Yes |
| Outdoor Area: Balcny(s) Patio(s) Dck(s) | PAD Rental: |
| Type of Roof: Asphalt | Fixtures Leased: No |
| Floor Finish: | Fixtures Rmvd: No |

View:

Mgmt. Company: REMI

Complex / Subdiv: TOWNSHIP COMMONS

Services Connected: Electricity,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 207 DISTRICT LOT 311 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS4097 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Bike Room,Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Playground,Storage

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Microwave

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Royal LePage - Wolstencroft

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|-------------|-------|-------|------------|
| Main | Living Room | 14'4 x 11'1 | Main | Patio | 10'2 x 6'1 |
| Main | Dining Room | 12'2 x 6'6 | | | |
| Main | Kitchen | 9'2 x 8'2 | | | |
| Main | Bedroom | 10'6 x 9'11 | | | |
| Main | Bedroom | 10'7 x 8'10 | | | |
| Main | Laundry | 3'0 x 2'11 | | | |
| Main | Patio | 8'2 x 6'2 | | | |

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|---|--|-----------------------|--------------------|-----------------|
| Finished Floor (Main): 885 sqft | # Of Rooms: 8 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): 0 sqft | # Of Kitchens: 1 | Main | 5 | Yes |
| Finished Floor (Below): 0 sqft | # Of Levels: 1 | Main | 4 | Yes |
| Finished Floor (Bsmnt): 0 sqft | Crawl/Bsmnt Height: | | | |
| Finished Floor (Total): 885 sqft | Basement: None | | | |
| Unfinished Floor: 0 sqft | # or % of Rentals Allowed: 100 | | | |
| Grand Total: 885 sqft | # Of Pets: 2 - Cats: Yes, Dogs: Yes | | | |

Welcome to Township Commons this stunning penthouse is a end unit for the ultimate privacy. This north facing home offers a open concept floor plan perfect for entertaining. two good size bedrooms both with en-suites and on opposite sides of the home. This home is complete w/quality finishings, large windows throughout that offer an abundance of natural light all while enjoying a private tree top view. Entertain in the chef inspired kitchen w/quartz counter tops,S/S full size appliances & breakfast bar. This home will not disappoint the pride in ownership shines. 1 parking, 1 storage locker. Walk score on this property is amazing close to shopping/rec./schools you name it! Amenities: club house,exercise centre. Walk score is a "10" Costco/Walmart/Library/Willowbrook Mall/T&T/London Drugs.