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| Depth/Size (ft): | | Bedrooms: | 3 | Approx. Year Built: | 2017 |
| Frontage (ft): | | Bathrooms: | 3 | Age: | 7 |
| Lot Area: | | Full Baths: | 2 | Zoning: | R4 |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$2,862.42 |
| Rear Yard Exp: | Northeast | Maint. Fee: | 319.31 | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 029-903-343 |

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|-------------------------|---------------------------------------|-------------------------|-------------------------------------|
| Style of Home: | 2 Storey w/Bsmt. | Parking: | Total: 4 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Fibre Cement Board,Mixed,Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double,Open,Visitor Parking |
| Rain Screen: | | Locker: | No |
| Renovations: | | Units in Dev: | 21 - Total Units in Strata: 21 |
| # of Fireplaces: | 1 - Fuel: Electric | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Balcny(s) Patio(s) Dck(s),Fenced Yard | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate,Carpet | Fixtures Rmvd: | Yes |

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|----------------------------|---|
| View: | No |
| Mgmt. Company: | Cornerstone Park Realty |
| Complex / Subdiv: | Thornton Terraces |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | STRATA LOT 6, PLAN EPS3692, SECTION 8, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V |
| Amenities: | In Suite Laundry,None |
| Site Influences: | Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave |
| Bylaw Restrict: | Pets Allowed,Rentals Allowed |
| Listing Broker(s): | Royal LePage - Wolstencroft |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|-----------------|--------------|-------|---------|--------------|
| Main | Foyer | 12'3 x 4'1 | Above | Walk-In Closet | 8'5 x 5'4 | Below | Storage | 7'0 x 12'0 |
| Main | Living Room | 11'8 x 14'5 | Above | Patio | 13'6 x 3'2 | Below | Patio | 12'10 x 7'10 |
| Main | Kitchen | 11'3 x 7'11 | Above | Laundry | 8'10 x 6'1 | Below | Utility | 6'0 x 14'3 |
| Main | Dining Room | 12'0 x 8'2 | Above | Bedroom | 11'3 x 14'3 | | | |
| Main | Patio | 12'10 x 7'10 | Above | Bedroom | 11'4 x 16'6 | | | |
| Above | Primary Bedroom | 13'2 x 15'2 | Below | Recreation Room | 10'10 x 14'5 | | | |
| | | | Below | Living Room | 12'1 x 14'5 | | | |

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|--------------------------------|------------|-----------------------------------|-------------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 621 sqft | # Of Rooms: | 16 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,011 sqft | # Of Kitchens: | 1 | Above | 4 | Yes |
| Finished Floor (Below): | 595 sqft | # Of Levels: | 3 | Above | 4 | No |
| Finished Floor (Bsmnt): | 0 sqft | Crawl/Bsmt Height: | | Below | 2 | No |
| Finished Floor (Total): | 2,227 sqft | Basement: | Fully Finished,Separate Entry | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | 100 | | | |
| Grand Total: | 2,227 sqft | # Of Pets: | 1 - Cats: Yes, Dogs: Yes | | | |

Thornton Terraces Presents: Large 2227sqft townhouse that feels like a single family home! Enter the stylish ground level foyer into the main living area, kitchen, and eating space. Living room hosts cozy fireplace for winter and walk-out patio off kitchen/main area - perfect for BBQing or summer entertaining. Upstairs you will find spacious primary bedroom (will fit king sized furniture) with oversized walk-in-closet and balcony. Laundry room with storage for convenience and big second and third bedrooms. Downstairs features big games room - perfect for additional guests, play room, or hobbies! Extra storage under stairs and in utility room. Patio enters to fully fenced backyard - perfect for fido. 4 Parking total - 2 in garage. Close to all levels of shopping, school, parks and trails!