

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

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

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			

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 (Bsmt):	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!