

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1985
Frontage (ft):	Bathrooms:	2	Age:	39
Lot Area:	Full Baths:	1	Zoning:	OTHER
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,595.29
Rear Yard Exp:	Maint. Fee:	363.59	For Tax Year:	2022
View:			P.I.D.:	004-587-715

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	Garage; Single,Open,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	34 - Total Units in Strata: 34
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Wood	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: Fraser Property Management

Complex / Subdiv: Mckinney Creek

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

Legal: STRATA LOT 28, PLAN NWS2038, DISTRICT LOT 241&242, GROUP 1, 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

Amenities: In Suite Laundry,Storage

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

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Royal LePage - Brookside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'1 x 11'4			
Main	Dining Room	12'7 x 5'4			
Main	Kitchen	12'7 x 7'10			
Above	Primary Bedroom	12'10 x 12'7			
Above	Bedroom	10'8 x 9'5			
Above	Bedroom	9'9 x 9'3			

Finished Floor (Main):	571 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	670 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,241 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,241 sqft	# Of Pets:				

An ideal & quiet west side location...and backing onto GREENBELT! This immaculate two level town home features lots of updates thru-out, this home shows beautifully! Three upper floor bedrooms with a 5 pc main bath plus a 2 pc on the main floor. The large fully fenced yard provides your own oasis where you can enjoy your morning coffee and take in the serene private setting that surrounds this home and the complex. There is a single garage, separate storage room plus room for a 2nd vehicle in the driveway. New Roofs throughout the complex & all of this is just a short walk to Laity View & Westview Schools, shopping and transportation...it really is a special package - and it's all here!