

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2014
Frontage (ft):		Bathrooms:	3	Age:	10
Lot Area:		Full Baths:	2	Zoning:	R4
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,812.72
Rear Yard Exp:		Maint. Fee:	294.13	For Tax Year:	2023
View:	Yes			P.I.D.:	029-684-889

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Single,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt,Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Sweeping Valley Views
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 38, PLAN EPS1677, SECTION 9, TOWNSHIP 26, 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 V
Amenities:	None
Site Influences:	
Features:	Air Conditioning,Clothes Dryer,Clothes Washer,Garage Door Opener,Microwave,Pantry,Sprinkler - Fire,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'11 x 3'11	Above	Walk-In Closet	9'5 x 4'6
Main	Living Room	14'3 x 13'6	Bsmt	Laundry	8'10 x 10'11
Main	Dining Room	14'8 x 7'11	Bsmt	Storage	8'11 x 4'7
Main	Kitchen	13'8 x 9'5	Bsmt	Recreation Room	14'1 x 13'9
Main	Pantry	4'7 x 4'4	Bsmt	Bedroom	13'8 x 10'9
Main	Den	10'5 x 7'8			
Above	Primary Bedroom	17'10 x 12'8			

Finished Floor (Main):	783 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	738 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	540 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Bsmt	4	No
Finished Floor (Total):	2,061 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,061 sqft	Beds In Bsmt:	1 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Enjoy stunning panoramic views from every room. The 2+ bedroom/3 bathroom with fenced yard has 3 covered balconies and has a unique floor plan. A huge master suite with its own private balcony, beautiful en suite including soaker tub. This unit includes designer lighting, crown molding, tile flooring, quartz counter tops, heat pump ale on main and master bedroom. Enjoy the views with huge windows, power blinds and phantom screen doors. The laundry room has ample cabinets and laundry sink. The window alcove and BBQ outlet along with double driveway are part of the extensive list of amazing features of this beautiful townhouse.