

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1979
Frontage (ft):		Bathrooms:	2	Age:	45
Lot Area:		Full Baths:	2	Zoning:	RM45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,300.71
Rear Yard Exp:		Maint. Fee:	230.00	For Tax Year:	2023
View:	Yes			P.I.D.:	001-800-540

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	Yes : Mountains and Trees
Mgmt. Company:	Self Managed
Complex / Subdiv:	Sequestra Estates
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 6, PLAN NWS1384, DISTRICT LOT 206, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	In Suite Laundry
Site Influences:	Adult Oriented,Greenbelt,Private Setting,Private Yard,Shopping Nearby
Features:	Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Refrigerator,Stove,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 12'7	Bsmt	Bedroom	14'4 x 12'3
Main	Dining Room	11'9 x 9'6	Bsmt	Office	11'9 x 10'11
Main	Kitchen	11'4 x 8'3	Bsmt	Laundry	14'2 x 12'0
Main	Primary Bedroom	14'2 x 12'8	Bsmt	Storage	8'6 x 6'6
Main	Den	11'7 x 7'0			
Main	Foyer	7'5 x 3'11			
Bsmt	Family Room	17'9 x 11'8			

Finished Floor (Main):	958 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	4	No
Finished Floor (Bsmt):	958 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,916 sqft	Basement:	Full,Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,916 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Sequestra Estates! Almost 2000 sq ft, 2 bed, 2 bath townhouse is situated in a private setting with views of the local mountains & is surrounded by trees. This well maintained home was recently painted throughout & has all you need with extra space provided by an upstairs den & an office downstairs. The kitchen has ample cupboard & counter space for all your cooking needs. The living & dining area have lg windows that provide a bright living space as well as views of the trees all around. Many of the light fixtures have been updated as well as the vinyl windows. Downstairs features a lg family rm & laundry providing an abundance of storage. This is a Self Managed complex. No age restrictions here but there is a 2 person occupancy limit. it. Pets welcome, limit of 2 cats/dogs.