

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	3	Age:	17
Lot Area:		Full Baths:	2	Zoning:	MR30
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,001.84
Rear Yard Exp:		Maint. Fee:	316.29	For Tax Year:	2023
View:	Yes			P.I.D.:	026-937-352

Style of Home:	3 Storey,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	81 - Total Units in Strata: 81
# 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,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Treed view and greenbelt
Mgmt. Company:	Bradshaw - 604-576-2424
Complex / Subdiv:	Two Blue
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 42, PLAN BCS1987, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, STRATA PHASE 3 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,AS APPROPRIATE
Amenities:	Club House,In Suite Laundry,Playground
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 12'3	Above	Bedroom	8'6 x 9'7
Main	Kitchen	11'9 x 10'0			
Main	Eating Area	13'0 x 9'0			
Main	Dining Room	11'9 x 10'8			
Above	Primary Bedroom	12'3 x 12'7			
Above	Bedroom	9'5 x 12'3			

Finished Floor (Main):	657 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	669 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	116 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	Yes
Finished Floor (Total):	1,442 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,442 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome Home to this fabulous end unit at "Two Blue" in the heart of Clayton! This well maintained home features a bright open concept plan and a spacious kitchen with tons of work and storage space with a large pantry and oversized island. You will love the main floor access to a great size yard, overlooking a quiet greenbelt perfect for kids and dogs! Upstairs you will find a large primary bedroom with ensuite featuring double sinks AND two more good size bedrooms! Large tandem garage with enough space for two cars & extra storage. Katzie Elementary & Clayton Heights Secondary are nearby. Fantastic family oriented & pet friendly area. Close to Schools, Parks, Restaurants, Grocery Stores, Willowbrook Shopping Centre & FUTURE SKYTRAIN. Don't miss it, book your private viewing today!