

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2002
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	3	<b>Age:</b>	22
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-30
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,883.29
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	380.83	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	025-494-287

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Water

**Legal:** STRATA LOT 45 SECTION 25 TOWNSHIP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS4569TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THEUNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** Club House,Playground

**Site Influences:** Central Location,Private Setting,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

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

**Listing Broker(s):** RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	3'10 x 8'6			
Main	Living Room	14'9 x 15'6			
Main	Kitchen	11'5 x 8'10			
Main	Dining Room	14'9 x 7'11			
Above	Primary Bedroom	12'3 x 12'11			
Above	Bedroom	12'3 x 11'0			

<b>Finished Floor (Main):</b>	621 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	621 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	72 sqft	<b># Of Levels:</b>	3	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	1,314 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,314 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

Welcome to the Boardwalk in the heart of Fleetwood. This Spacious bright and open home townhome layout features Liv/Din with gas fireplace built in surround sound and main floor bathroom . Kitchen very well designed with newer SS appliances and additional Flex area leading to large deck and fully fenced yard. Upstairs with 2 Large 2 bathrooms bedrooms Primary with 3 pc ensuite. Garage is 38x11, room at the back for your creative ideas with 2 windows. All this walking to Fleetwood town Centre and future skytrain station.