

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	2	Age:	30
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,982.74
Rear Yard Exp:		Maint. Fee:	460.76	For Tax Year:	2023
View:	No			P.I.D.:	019-059-469

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Carport; Single
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:	Hot Water,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 49 SECTION 36 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS1474 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'11 x 6'9	Below	Recreation Room	15'4 x 14'4
Main	Kitchen	9'8 x 7'10	Below	Patio	14'11 x 9'11
Main	Dining Room	5'11 x 9'6			
Main	Living Room	11' x 15'2			
Main	Bedroom	9'7 x 15'2			
Below	Bedroom	10'10 x 12'5			
Below	Laundry	9'7 x 5'6			

Finished Floor (Main):	753 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	765 sqft	# Of Levels:	2	Below	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,518 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,518 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome Home to Hunters Run in Walnut Grove, this centrally located 2 bed 2 bath townhouse offers parking for 2 large vehicles & an updated interior with a great layout. On the main level you have your kitchen with Arborite counters, updated backsplash, extra storage, dining room with a cozy gas fireplace in the living room, bedroom with full bath and a north facing patio on the main level. Downstairs you will find brand new flooring throughout, an entertaining room, large bedroom, full bath with deep tub, laundry with updated boiler & a large 2nd private patio! New light fixtures, baseboards, crown moldings, fresh paint, new doors, Pex piping through out, updated appliances & radiant heating. Close to schools, walking trails, running track, community center, parks & restaurants.