

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2020
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	3	<b>Age:</b>	4
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,123.09
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	275.01	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	031-183-026

<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>	Fibre Cement Board,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>	24 - Total Units in Strata: 24
<b># of Fireplaces:</b>	0 - Fuel:	<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>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	Peninsula Strata Management - 604-385-2242
<b>Complex / Subdiv:</b>	EVERGREEN
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 22, PLAN EPS7028, SECTION 6, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM VLAND & BUILDING INFORMATION
<b>Amenities:</b>	In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Breakside Real Estate Group

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 11'2	Above	Bedroom	11'11 x 9'8
Main	Dining Room	16' x 10'	Below	Foyer	7'6 x 4'8
Main	Kitchen	16' x 12'4			
Main	Nook	10'7 x 10'4			
Above	Primary Bedroom	19' x 12'10			
Above	Walk-In Closet	8'2 x 4'6			
Above	Bedroom	12'4 x 9'6			

<b>Finished Floor (Main):</b>	681 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	709 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	103 sqft	<b># Of Levels:</b>	3	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,493 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,493 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to the townhomes at "EVERGREEN," a boutique collection of 24 unique townhomes located in MURRAYVILLE. This 3 Bedroom home features a kitchen with a beautiful oversized island, pantry, Quartz countertops and Stainless Steel appliances. Upstairs has 3 spacious bedrooms and a spacious en-suite. This quiet community features a playground for the kids to enjoy. Close to restaurants, grocery stores, Starbucks, W.C. Blair Pool, Hospital and MORE!