

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	2	Age:	16
Lot Area:		Full Baths:	2	Zoning:	CDZ
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,277.56
Rear Yard Exp View:	No	Maint. Fee:	302.08	For Tax Year:	2023
				P.I.D.:	027-528-677

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Rear
Foundation:		Parking:	Carport; Single,Garage; Single,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	THE BROWNSTONES
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 31, PLAN BCS2824, SECTION 23, TOWNSHIP 1, 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 V
Amenities:	Club House,Exercise Centre,Garden,Recreation Center
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):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'0 x 10'4			
Main	Dining Room	13'9 x 10'11			
Main	Kitchen	14'11 x 10'11			
Above	Primary Bedroom	12'8 x 10'11			
Above	Bedroom	12'5 x 8'8			
Above	Bedroom	12'0 x 8'9			
Below	Bedroom	10'8 x 10'4			

Finished Floor (Main):	629 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	683 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	208 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmnt):	78 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,598 sqft	Basement:	Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,598 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Discover urban living at its finest at The Brownstones, a fantastic boutique complex nestled in the heart of the action. This inviting 4 Bed, 2 Bath home boasts its own gated front entrance & a charming garden area, providing a sense of suburban tranquility. With no renovations necessary, you can simply move in and relish the comforts of home! The main level features elegant engineered hardwood floors, while the spacious & sunny kitchen is equipped w/ stainless steel appliances. Retreat to the generous master suite, complete w/ a walk-through closet & ensuite, offering a private oasis. Plus, entertain to your heart's content on the expansive rooftop patio during the summer months. Conveniently located across from shopping, restaurants, parks, and schools. Pets & families welcome! Must see!