

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2004
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	20
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	CD-37
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,249.42
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	398.66	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-065-096

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	17 - Total Units in Strata: 17
<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>	Fenced Yard,Patio(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mount Baker
<b>Mgmt. Company:</b>	NAI Goddard and Smith - 604-534-7974
<b>Complex / Subdiv:</b>	Bakerview Estates
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer
<b>Legal:</b>	STRATA LOT 11 PLAN BCS 1000 DISTRICT LOT 311 NEW WESTMINSTER LAND DISTRICT 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.
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Performance Power Play Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'5 x 10'11	Above	Walk-In Closet	7'6 x 8'3	Bsmt	Utility	5'9 x 11'7
Main	Eating Area	8'5 x 8'6	Above	Bedroom	9'7 x 12'3	Bsmt	Storage	6'5 x 8'6
Main	Family Room	12' x 15'10	Above	Bedroom	9'7 x 14'7			
Main	Dining Room	9' x 14'9	Bsmt	Recreation Room	11' x 15'10			
Main	Living Room	10'6 x 14'9	Bsmt	Bedroom	9' x 11'4			
Above	Primary Bedroom	10'7 x 15'6						

<b>Finished Floor (Main):</b>	824 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	817 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	529 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	2,170 sqft	<b>Basement:</b>	Fully Finished,Part	Bsmt	3	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	2,170 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Rare find! DETACHED townhome with double side by side garage in Bakerview Estates. A 17 unit complex located in the heart of Willoughby only minutes away from Costco, Walmart and Willowbrook Mall. Spacious and bright main floor features 9 ft ceilings, laminate floors, functional kitchen with updated S/S appliances, eating area, family room with sliding glass door to 8 x 12 west facing deck, formal dining area and livingroom with cosy gas f/p. 3 large bedrooms upstairs with luxurious 5 pce ensuite and walk-in closet off the primary bedroom. Basement would make a great man/ladies cave or teenager hangout with a good size rec room, bedroom and 3 pce bathroom. Don't miss out on this fantastic 4 bdrm, 4 bath Detached home with views of Mount Baker from upper levels.