

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2014
Frontage (ft):		Bathrooms:	4	Age:	10
Lot Area:		Full Baths:	3	Zoning:	R4
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,027.96
Rear Yard Exp:		Maint. Fee:	308.25	For Tax Year:	2023
View:				P.I.D.:	029-385-083

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 19, PLAN EPS1677, SECTION 9, TOWNSHIP 26, 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 V
Amenities:	None
Site Influences:	Paved Road
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 19'3	Above	Bedroom	11'6 x 12'5	Below	Storage	8'9 x 6'9
Main	Dining Room	9'1 x 8'3	Above	Bedroom	11'2 x 9'9	Below	Recreation Room	12'10 x 14'6
Main	Kitchen	9'6 x 12'0	Above	Walk-In Closet	9'9 x 5'1			
Main	Foyer	4'10 x 5'8	Above	Laundry	7'10 x 5'6			
Main	Patio	9'11 x 6'8	Below	Bedroom	9'6 x 12'9			
Above	Primary Bedroom	12'11 x 16'6	Below	Utility	9'7 x 12'4			

Finished Floor (Main):	683 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	907 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	656 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	2,246 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Full,Separate Entry			
Grand Total:	2,246 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:	Cats: Yes, Dogs: Yes			

This immaculate townhome boasts breathtaking views from each of its three floors. With four spacious bedrooms, including a luxurious master suite, and a fully finished walk-out basement, there's ample space for relaxation and entertainment. The double garage provides convenient parking, while the gourmet kitchen is a chef's dream, featuring high-end appliances and stylish finishes. Experience elegance and comfort in every corner of this beautiful home.