

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1995
Frontage (ft):		Bathrooms:	3	Age:	29
Lot Area:		Full Baths:	2	Zoning:	RM-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,386.22
Rear Yard Exp:		Maint. Fee:	487.66	For Tax Year:	2023
View:	Yes			P.I.D.:	023-196-653

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	2 - 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	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	Yes : GREENBELT/RAVINE
Mgmt. Company:	SELF MANAGED - 604-369-0207
Complex / Subdiv:	DERBY CREEK
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 11, PLAN LMS2126, PART NE1/4, SECTION 35, TOWNSHIP 8, 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
Amenities:	In Suite Laundry
Site Influences:	Central Location,Golf Course Nearby,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System,Smoke Alarm,Sprinkler - Fire,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'1 x 6'10	Above	Walk-In Closet	9'1 x 9'8	Below	Den	13'5 x 10'7
Main	Kitchen	15'1 x 8'6	Above	Bedroom	11'3 x 11'3	Below	Cold Room	9'6 x 9'2
Main	Living Room	12'8 x 14'10	Above	Bedroom	14'1 x 9'8	Below	Storage	6'9 x 8'3
Main	Eating Area	9'1 x 8'8	Below	Family Room	12'8 x 22'	Below	Utility	5'11 x 3'2
Main	Dining Room	14'1 x 11'0	Below	Office	9'1 x 12'4			
Above	Primary Bedroom	12'3 x 12'3						

Finished Floor (Main):	860 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	909 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	945 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,714 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,714 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

DETACHED TOWNHOUSE WITH DOUBLE CAR GARAGE ON GREENBELT! Properties like this don't come up often, and this delightful 3-storey, 3 bedroom 3 bathroom completely updated home has it all. Welcome home to this spacious and well laid out townhome that feels like a house, with stunning views and sprawling rec room in the basement which also includes a large cold storage room. Huge windows overlook the greenbelt, and you can enjoy the patio or deck and a large west-facing backyard. Spacious Primary with huge dressing room/walk in closet. AC, the removal of Poly B, newer hot water tank and furnace. Nestled in the back corner of a quiet, small complex, Derby Creek is just minutes from schools, amenities, shopping and transit.