

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2011
Frontage (ft):		Bathrooms:	2	Age:	13
Lot Area:		Full Baths:	2	Zoning:	RT2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,620.74
Rear Yard Exp:		Maint. Fee:	301.30	For Tax Year:	2022
View:	Yes			P.I.D.:	028-695-313

Style of Home:	3 Storey,Basement Entry	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 85
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	Yes : MOUNTAIN VIEWS
Mgmt. Company:	TRIBE COMMUNITY MGMT - 604-343-2601
Complex / Subdiv:	TYNERIDGE
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 56, PLAN BCS4033, SECTION 7, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT, & SEC 18, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	In Suite Laundry
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Macdonald Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 12'2	Below	Foyer	3'7 x 9'4
Main	Dining Room	10'9 x 12'10			
Main	Kitchen	10'8 x 13'11			
Above	Primary Bedroom	10'8 x 10'6			
Above	Walk-In Closet	7'4 x 3'10			
Above	Bedroom	9'0 x 11'2			
Above	Bedroom	8'3 x 9'3			

Finished Floor (Main):	596 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	625 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	111 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsm):	0 sqft	Crawl/Bsm: Height:				
Finished Floor (Total):	1,332 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,332 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

BURKE MOUNTAIN - This perfectly located Tyneridge 3 bedroom townhome by Polygon boasts an airy and open concept living area over 1332 sqft with 9 foot ceilings and upscale features. Enjoy MOUNTAIN VIEWS and family time in your private, fenced backyard surrounded by nature. The centre of the home boasts a generously-sized kitchen with stainless steel appliances and functional built-in computer desk. Retreat to the primary bedroom to enjoy your walk-in closet and ensuite with double sinks. Double tandem garage AND driveway for convenience. Steps to transit, parks, recreation and schools.