

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2016
Frontage (ft):		Bathrooms:	4	Age:	8
Lot Area:		Full Baths:	3	Zoning:	CD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,377.71
Rear Yard Exp:		Maint. Fee:	657.23	For Tax Year:	2023
View:	No			P.I.D.:	029-812-054

Style of Home:	3 Storey,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric	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,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	First Service Residential
Complex / Subdiv:	Hyde Park
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 103, PLAN EPS2381, SECTION 23, TOWNSHIP 1, 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:	Club House,Exercise Centre,Recreation Center
Site Influences:	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX Colonial Pacific Realty, RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'5 x 9'5	Above	Laundry	10'7 x 2'11
Main	Living Room	12'0 x 18'6	Above	Walk-In Closet	10'7 x 4'9
Main	Dining Room	13'1 x 15'8	Below	Bedroom	13'8 x 11'3
Main	Foyer	7'10 x 10'8	Below	Family Room	15'6 x 12'4
Above	Primary Bedroom	16'0 x 13'0	Below	Games Room	18'4 x 7'9
Above	Bedroom	14'1 x 11'7	Below	Bar Room	10'5 x 6'0
Above	Bedroom	14'1 x 9'7			

Finished Floor (Main):	929 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	976 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	912 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,817 sqft	Basement:	Fully Finished	Below	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,817 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

WELCOME HOME TO HYDE PARK! This stunning 4 bedroom, 3.5 bathroom, 2,817 sq.ft END UNIT is IDEALLY LOCATED in the complex, with LARGE, MODERN KITCHEN, SPACIOUS LIVING ROOM & DINING ROOM, WALK OUT BASEMENT and features over \$108,000 IN UPGRADES from the original owners! These include air-conditioning, wet bar in basement, custom garage flooring and artificial turf to name a few! IMMACULATE COVERED outdoor areas ideal for entertaining or relaxing! CENTRALLY LOCATED within walking distance to shops, restaurants, groceries, amenities and more! Complex includes a clubhouse & gym, BOOK YOUR PRIVATE SHOWING TODAY!