

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2013
Frontage (ft):		Bathrooms:	3	Age:	11
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,845.42
Rear Yard Exp:		Maint. Fee:	342.61	For Tax Year:	2023
View:	No			P.I.D.:	029-103-592

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board, Vinyl, Wood	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	69 - Total Units in Strata: 69
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s), Fenced Yard, Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Tile, Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	Paradigm Management - 604-706-4678
Complex / Subdiv:	The Boardwalk
Services Connected:	Community, Electricity, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 59, PLAN BCS4471, SECTION 17, 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 V
Amenities:	Club House, In Suite Laundry, Playground
Site Influences:	Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 9'11	Above	Bedroom	9'4 x 8'11
Main	Dining Room	11'9 x 7'9			
Main	Kitchen	11'8 x 8'1			
Main	Family Room	11'1 x 12'10			
Below	Foyer	4'6 x 5'7			
Above	Primary Bedroom	15'4 x 14'2			
Above	Bedroom	13'4 x 9'1			

Finished Floor (Main):	700 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	773 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	72 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	1,545 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	1,545 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Awesome like new, very clean, ready to move in 3 bedroom, 2.5 bathrooms townhome in The Boardwalk offers great open floor plan & modern design. Tastefully updated home with many features such as beautiful kitchen with dark cabinets, quartz counters, stainless steel appliances, crown moldings, wide plank laminate flooring, cozy electric fireplace, Tile on floors & wall in bathrooms. Large balcony overlooks newly landscaped private backyard w/patio. Amazing location, short walk to Adams Road Elementary & Ecole Salish Secondary schools, close to shopping, public transit & future SkyTrain. Well maintain no problem complex, amenities include club house & guest suite. Open house Sat May 4, 1-3pm