

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2023
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	1
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-25
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,988.78
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	354.37	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	031-961-151

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 66
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Mixed,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Tile,Vinyl/Linoleum,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains, Valley, Golf Course
<b>Mgmt. Company:</b>	Homelife - 604-858-7368
<b>Complex / Subdiv:</b>	Vista Green at the Falls
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 46, PLAN BCS1955, SECTION 21, TOWNSHIP 2, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT, & SEC 28; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	None
<b>Site Influences:</b>	
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	9'4 x 13'4	Bsmt	Bedroom	12'11 x 21'8
Main	Living Room	14'6 x 11'9	Bsmt	Flex Room	13'0 x 18'0
Main	Kitchen	12'6 x 11'10			
Main	Primary Bedroom	11'6 x 14'7			
Main	Walk-In Closet	7'7 x 5'2			
Main	Den	8'6 x 10'5			
Bsmt	Recreation Room	21'2 x 25'3			

<b>Finished Floor (Main):</b>	1,212 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	2	No
<b>Finished Floor (Bsmt):</b>	1,212 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Finished Floor (Total):</b>	2,424 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,424 sqft	<b># Of Pets:</b>				

VIEWS, VIEWS, VIEWS! Welcome to Vista Green at the Falls... this 2 bed (+flex), 3 bath rancher townhome with basement will WOW you with the views overlooking the Mountains, Valley and Golf Course. Spacious open concept living offers 11 ft ceilings, Caesarstone countertops, stainless steel appliances, gas range and plenty of storage. Custom California Closets and Fireplace surround offer custom designed storage solutions. Master on the main with gorgeous 5 piece ensuite and heated floors. A convenient main floor Den for a work from home space. 2 car garage with room in the driveway for 2 more. Fully finished basement with Bedroom, Bathroom, Rec Room. EV charger, roughed in central Vac, Gas BBW hook up and AC Heat Pump are some of the Extras you will love!