

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2017
Frontage (ft):		Bathrooms:	4	Age:	7
Lot Area:		Full Baths:	3	Zoning:	R4
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,088.76
Rear Yard Exp:		Maint. Fee:	308.00	For Tax Year:	2023
View:	Yes			P.I.D.:	029-955-785

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single, Open, Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric, Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : SWEEPING VALLEY & MTN
Mgmt. Company:	HOMELIFE
Complex / Subdiv:	HILCREST LANE
Services Connected:	Electricity, Natural Gas, Storm Sewer, Water
Legal:	STRATA LOT 57, PLAN EPS1677, SECTION 9, TOWNSHIP 26, 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:	Garden, In Suite Laundry
Site Influences:	Golf Course Nearby, Private Setting, Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Microwave
Bylaw Restrict:	Rentals Allwd w/Restrctns
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'2 x 3'11	Below	Bedroom	11'6 x 9'8
Main	Kitchen	10'2 x 9'1	Below	Bedroom	10'1 x 8'11
Main	Dining Room	7'7 x 9'10	Below	Laundry	6'10 x 5'11
Main	Living Room	15'4 x 13'8	Bsmt	Den	22'7 x 13'6
Main	Den	8'5 x 9'3	Bsmt	Utility	6' x 9'6
Main	Walk-In Closet	4'8 x 3'8			
Below	Primary Bedroom	12'8 x 13'8			

Finished Floor (Main):	798 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	794 sqft	# Of Levels:	3	Below	4	Yes
Finished Floor (Bsmt):	552 sqft	Crawl/Bsmt Height:		Below	3	No
Finished Floor (Total):	2,144 sqft	Basement:	Fully Finished	Bsmt	3	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,144 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

BREATHTAKING VIEWS FROM EVERY LEVEL await you in this beautiful 3 bed/4 bath end unit townhome at Hillcrest Lane! Over 2100 sq ft of well laid out luxury living! Open concept main floor is perfect for entertaining with well appointed gourmet kitchen, spacious eating area & living room with cozy gas F/P, convenient powder room & a bonus flex space! Below main boasts 3 spacious bedrooms & 2 FULL BATHS! Basement has huge family room that walks out to patio with hot tub & large flat, fenced backyard for kids & pets to enjoy! Unwind & take in phenomenal sunsets, soaring eagles & valley views from your choice of 2 decks & patio! This layout is great for growing families, giving everyone their own space! Friendly, well maintained complex allows rentals & 2 pets - no size restriction on dogs!