

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2011
Frontage (ft):		Bathrooms:	2	Age:	13
Lot Area:		Full Baths:	2	Zoning:	RM-30
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$2,624.14
Rear Yard Exp:		Maint. Fee:	331.97	For Tax Year:	2023
View:	No			P.I.D.:	028-615-093

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	143
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	

View:	No
Mgmt. Company:	PACIFIC QUORUM PROPERTIES INC. - 604-635-0260
Complex / Subdiv:	Clayton Rise
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 56 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS3748TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Exercise Centre,In Suite Laundry,Playground,Pool; Outdoor,Recreation Center
Site Influences:	
Features:	Clothes Washer/Dryer,Dishwasher,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'3 x 14'9	Above	Bedroom	11'10 x 12'1
Main	Dining Room	10'11 x 8'0			
Main	Kitchen	14'3 x 12'7			
Main	Patio	14'3 x 10'			
Above	Primary Bedroom	11'11 x 11'1			

Finished Floor (Main):	572 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	581 sqft	# Of Kitchens:	1	Above	5	Yes
Finished Floor (Below):	78 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,231 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,231 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Spacious 2-bedroom, 2-bathroom townhouse in a desirable location at Clayton Rise! This 1200 sqft home displays a cozy fireplace in the living room, large windows, and a kitchen with quartz countertops and a walk-out patio. Upstairs, there are two large bedrooms with the master bedroom featuring an enSuite bathroom with a double sink vanity and glass door shower. Enjoy the private patio overlooking green space, perfect for outdoor gatherings. Amenities include a clubhouse with an outdoor pool, gym, movie theater, and pool table. Live the ideal lifestyle in this charming townhouse with fantastic community offerings!