

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2001
Frontage (ft):	Bathrooms:	4	Age:	23
Lot Area:	Full Baths:	3	Zoning:	TWHSE
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,816.93
Rear Yard Exp:	Maint. Fee:	414.74	For Tax Year:	2022
View:			P.I.D.:	025-177-982

Style of Home:	3 Storey,Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Glass,Mixed,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage; Double,Garage; Underground
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	8 - Total Units in Strata: 8
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Self Managed
Complex / Subdiv:	EASTBROOK GREEN
Services Connected:	Community,Electricity,Natural Gas
Legal:	STRATA LOT 17, PLAN LMS3157, SECTION 16, TOWNSHIP 12, GROUP 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 1 OR V, AS APPROPRIATE
Amenities:	In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	No Restrictions
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'8 x 6'9	Above	Bedroom	15'3 x 9'10
Main	Kitchen	10'9 x 8'10	Above	Laundry	5'8 x 9'3
Main	Eating Area	12'3 x 11'3	Below	Den	11'8 x 20'1
Main	Living Room	14'0 x 13'2	Below	Recreation Room	14'1 x 20'1
Main	Dining Room	11'1 x 6'11			
Above	Primary Bedroom	17'8 x 11'8			
Above	Bedroom	9'10 x 12'7			

Finished Floor (Main):	741 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	941 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	730 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,412 sqft	Basement:	Fully Finished	Below	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,412 sqft	# Of Pets:	No Restriction -			

COME SEE THIS UNIQUE FULLY DETACHED 2400 sq ft HOME IN THE COTTONWOOD AREA! 3 bedroom + den, 4 bathrooms (large den is used as 4th bedroom). This home is registered as a townhouse but is a FULLY DETACHED HOME with no restrictions, that shares a common road with 7 other detached homes. Large updated kitchen with white cabinets, S/S appliances & quartz countertops. Extra large living room with 15 ft ceilings, gas fireplace onto large covered deck. Massive primary bedroom with full ensuite. Full basement w/ separate entrance massive rec room to fully fenced backyard facing greenbelt. 2 car attached garage. New roof 2023. Walking distance to Golden Ears Elementary & Thomas Haney Secondary. Call and book your showing today!