

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	3	<b>Age:</b>	19
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-42
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,851.00
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	381.63	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	026-434-865

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double, Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	152 - Total Units in Strata: 152
<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, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s), Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

<b>View:</b>	
<b>Mgmt. Company:</b>	First Service Residential
<b>Complex / Subdiv:</b>	NATURE'S LANDING
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer
<b>Legal:</b>	STRATA LOT 69, PLAN BCS1044, DISTRICT LOT 311, GROUP 2, 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
<b>Amenities:</b>	In Suite Laundry, Playground
<b>Site Influences:</b>	Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Macdonald Realty Westmar

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'3 x 10'2	Above	Bedroom	9'3 x 13'4
Main	Living Room	12'4 x 12'2	Below	Recreation Room	19'4 x 14'9
Main	Dining Room	10'3 x 12'1			
Main	Family Room	9'2 x 14'4			
Main	Eating Area	10'3 x 7'10			
Above	Primary Bedroom	11'3 x 13'1			
Above	Bedroom	9'7 x 13'8			

<b>Finished Floor (Main):</b>	809 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	765 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	391 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Above	5	Yes
<b>Finished Floor (Total):</b>	1,965 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,965 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Beautiful 3 bedroom and 3 bathroom townhome in the desirable Natures Landing complex. This nearly 2000 sq.ft. unit has a spacious layout & has been tastefully updated. Newer carpet, laminate, paint, blinds, quartz countertops, under-mount sinks, and faucets throughout! Main floor boasts a very functional open layout with a living room w/cozy gas fireplace, large dining area, family room, large gourmet kitchen with s/s appliances and large kitchen island, and convenient powder room. Upstairs boasts a generous primary bedroom with a huge ensuite w/ double sinks & walk in closet. Upstairs also includes 2 additional spacious bedrooms main bathroom. Downstairs features the perfect rec/ media room w/entry to double garage & storage. Walking distance to parks, walking trails, transit & shopping.