

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2017
Frontage (ft):		Bathrooms:	3	Age:	7
Lot Area:		Full Baths:	2	Zoning:	R1A
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$2,778.23
Rear Yard Exp:		Maint. Fee:	360.00	For Tax Year:	2023
View:	No			P.I.D.:	030-430-691

Style of Home:	3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	HOMELIFE ADVANTAGE REALTY LTD - 604-858-7368
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 12, PLAN EPS2713, 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; DIVISION A
Amenities:	None
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Eating Area	12'10 x 8'9	Above	Bedroom	10'10 x 8'11
Main	Kitchen	9'2 x 8'8	Above	Laundry	8'4 x 7'3
Main	Living Room	14'0 x 12'0	Below	Recreation Room	14'7 x 12'10
Main	Den	9'1 x 7'8	Below	Utility	15'7 x 8'10
Main	Storage	8'1 x 5'7			
Above	Primary Bedroom	12'10 x 9'10			
Above	Bedroom	10'10 x 10'8			

Finished Floor (Main):	752 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	736 sqft	# Of Kitchens:	1	Above	3	Yes
Finished Floor (Below):	313 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Below	2	No
Finished Floor (Total):	1,801 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,801 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Experience elegance in this beautiful 3-bedroom plus den, 3-bathroom corner unit townhome! The gourmet kitchen boasts upgraded gas stove, quartz countertops, and built-in shelving in the pantry. Custom features include blinds, closets, and premium built-ins throughout. Stay comfortable year-round with heat pump and central A/C, along with tankless hot water and hot water on demand. Enjoy the convenience of upstairs laundry with a full sink. Outside, a large patio and parking for 4 vehicles (2 covered, 2 open) await. Nestled in a quiet complex with ample street parking, and just steps away from shopping, restaurants, and leisure centers, this home offers the perfect blend of luxury and convenience. Don't miss out – schedule your viewing today!