

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2021
Frontage (ft):	Bathrooms:	3	Age:	3
Lot Area:	Full Baths:	2	Zoning:	MF
Flood Plain:	Half Baths:	1	Gross Taxes:	\$2,879.29
Rear Yard Exp:	Maint. Fee:	345.66	For Tax Year:	2023
View:			P.I.D.:	031-220-533

Style of Home:	3 Storey,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Rooftop Deck	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum	Fixtures Rmvd:	Yes

View:	
Mgmt. Company:	Peninsula Strata Management
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 19 SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS7058 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Security System,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	6'6 x 7'10	Above	Bedroom	7'5 x 8'2
Main	Kitchen	15'5 x 11'8	Abv Main 2	Patio	16'2 x 38'2
Main	Dining Room	10'3 x 10'6			
Main	Living Room	16'11 x 16'1			
Above	Primary Bedroom	11'8 x 10'2			
Above	Walk-In Closet	4'8 x 6'2			
Above	Bedroom	8'2 x 11'2			

Finished Floor (Main):	656 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	711 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	143 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	3	Yes
Finished Floor (Total):	1,510 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,510 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to TERRACES 3! This 3 bed, 3 bath, END UNIT has extra windows & flooded with natural light. Located in one of the best spots in the complex! Featuring a OPEN floor plan with large eat up island the kitchen boasts SS appliances, 5 burner gas stove, quartz counters, + THREE PANTRIES & an abundance of storage! Nice size dining room, large living area with fireplace & powder room on the main. Upstairs is a primary suite with WIC, En suite with DBL shower, 2 further bedrooms, 1 with a south facing balcony. BONUS 2 more closets in the hallway! Continue up the stunning roof top patio with views for miles, drenched in sunlight & incredible sun sets, a perfect entertaining space. Instant hot water, Central A/C, forced air heating, vinyl throughout, HUGE tandem garage & much more!