

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2020
Frontage (ft):		Bathrooms:	2	Age:	4
Lot Area:		Full Baths:	2	Zoning:	CD-5
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,690.77
Rear Yard Exp:		Maint. Fee:	359.00	For Tax Year:	2023
View:	Yes			P.I.D.:	031-181-686

Style of Home:	3 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Other,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	6 - Total Units in Strata: 6
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	Yes

View:	Yes : Mountains
Mgmt. Company:	ECM Strata Management - 604-855-9895
Complex / Subdiv:	The Harmony
Services Connected:	Electricity,Sanitary Sewer
Legal:	STRATA LOT 1, PLAN EPS6890, SECTION 9, TOWNSHIP 5, RANGE 26, MERIDIAN W6, YALE DIV OF YALE 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; & SEC 16
Amenities:	None
Site Influences:	
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Magnolia, RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	8'4' x 6'2'	Main	Kitchen	16'8' x 8'6'
Below	Laundry	5'5' x 5'3'	Main	Dining Room	11'8' x 11'
Below	Bar Room	13'2' x 11'10"	Main	Primary Bedroom	14'10' x 11'4'
Below	Bedroom	12' x 11'	Main	Walk-In Closet	8'2' x 4'6'
Main	Living Room	13'2' x 12'6"	Above	Loft	8'6' x 5'1'
			Above	Bedroom	13'2' x 11'10"

Finished Floor (Main):	800 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	261 sqft	# Of Kitchens:	1	Below	3	No
Finished Floor (Below):	558 sqft	# Of Levels:	3	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,619 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,619 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to the Harmony! Only 4 yr old basement entry style MODERN townhome w/ separate entrance in back for easy in-law accommodation in the heart of Hope w/ BEAUTIFUL MOUNTAIN VIEWS. This exquisite BRIGHT corner home feels like its' detached w/ its HIGH VAULTED ceilings & OPEN CONCEPT. Quartz counters, stone laid kitchen island, high-end light fixtures and s/s kitchen appliances. Tile entry & kitchen flrs. Stone tile exterior & has single garage. 3 bed, 2 bath (3rd bed has no closet) features high-end finishing's throughout. GREAT LAYOUT. Roughed in for A/C. Located within walking distance to all amenities incl. parks, shopping, restaurants & more. Just minutes from Hwy 1 for fast & easy commuting! 4 years into its 5 & 10 warrant.