

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2012
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	12
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,877.77
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	374.72	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	028-816-498

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Stucco	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 53
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Dwell Property Management - 604-821-1822
<b>Complex / Subdiv:</b>	BELLA VITA
<b>Services Connected:</b>	Electricity,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 34 SECTION 16 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS4305 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOST AS SHOWN ON FORM V
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Greenbelt,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 11'5			
Main	Dining Room	11'8 x 8'3			
Main	Kitchen	9'0 x 12'4			
Above	Primary Bedroom	12'9 x 12'1			
Above	Bedroom	15'3 x 9'0			
Below	Foyer	'38 x 8'4			

<b>Finished Floor (Main):</b>	549 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	570 sqft	<b># Of Kitchens:</b>	1	Above	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,220 sqft	<b>Basement:</b>	Part			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,220 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

"BELLA VITA" a sought after complex in the heart of Clayton! In walking distance to Clayton Heights Sec., Elem, shopping, dog park, walking trails, restaurants & the future SkyTrain! This well cared for home offers a spacious open concept. The kitchen features S/S appliances, granite counters& lots of cupboard space. The main floor also features a large living room, dining rm & plenty of outdoor space w/deck off the kitchen - great for BBQ's & entertaining & walk out patio off the front living room. The upper floor offers two good sized bedrooms, the primary with a 4 piece ensuite incl. an over sized shower. Laundry is also conveniently located on the upper floor. Over 500 sf tandem garage room for 2 covered parking and storage \*Some pics have been virtually staged\*