

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1995
Frontage (ft):		Bathrooms:	3	Age:	29
Lot Area:		Full Baths:	2	Zoning:	R4
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$2,260.58
Rear Yard Exp:		Maint. Fee:	320.84	For Tax Year:	2023
View:	No			P.I.D.:	023-111-569

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Single
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:	Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Steadfast
Complex / Subdiv:	
Services Connected:	Natural Gas
Legal:	STRATA LOT 18, PLAN LMS1574, DISTRICT LOT 77/821, 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 1 OR V, AS APPROPRIATE
Amenities:	Playground
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'	Bsmt	Family Room	19'4 x 11'6
Main	Dining Room	10' x 9'6			
Main	Kitchen	10' x 8'6			
Main	Nook	10'10 x 10'8			
Above	Primary Bedroom	13'8 x 12'2			
Above	Bedroom	9'6 x 9'4			
Above	Bedroom	11'6 x 9'6			

Finished Floor (Main):	644 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	644 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	405 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,693 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,693 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Springfield Place in Sardis, a popular family/pet friendly complex. You will have quick and easy commuter access and are located in a central, walkable location next to a lovely trail and a short stroll to the Cottonwood Mall, many great restaurants, shopping services, and gyms. This is your chance to snag a townhome that offers a gas fireplace, a rec room, and single garage. This is a good-sized end unit with 3 bedrooms, 3 bathrooms all on 3 levels. Downstairs you'll find a spacious family room with walk out access to your fenced backyard. Lower Strata fees and one of the few complex's with NO pet size restrictions.