

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2012
Frontage (ft):		Bathrooms:	4	Age:	12
Lot Area:		Full Baths:	3	Zoning:	RT2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,743.47
Rear Yard Exp:		Maint. Fee:	551.53	For Tax Year:	2022
View:	Yes			P.I.D.:	028-726-006

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	85 - Total Units in Strata: 85
# of Fireplaces:	1 - Fuel: Electric	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:	
Floor Finish:		Fixtures Rmvd:	

View:	Yes : CITY/VALLEY/PANORAMIC
Mgmt. Company:	TRIBE MANAGEMENT - 604-535-5000
Complex / Subdiv:	
Services Connected:	Community,Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 84, PLAN BCS4033, SECTION 7, TOWNSHIP 40, 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:	Garden,In Suite Laundry
Site Influences:	Cul-de-Sac,Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security System
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 11'11	Above	Bedroom	11'10 x 11'
Main	Kitchen	10'1 x 9'7	Above	Bedroom	11'5 x 9'4
Main	Dining Room	13' x 8'9	Below	Recreation Room	13'1 x 11'6
Main	Foyer	11'7 x 7'2	Below	Office	13'1 x 9'10
Main	Eating Area	9'3 x 8'3	Below	Bedroom	15'7 x 9'3
Above	Primary Bedroom	13'7 x 13'4	Below	Laundry	14'2 x 11'5
Above	Walk-In Closet	9'3 x 5'9			

Finished Floor (Main):	739 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	766 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	739 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	2,244 sqft	Basement:	Full	Below	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,244 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to this beautiful executive townhome at Tyneridge North. Situated on Burke Mountain, this stunning 4 bed/4 bath home has over 2200 sq ft of living space w/open-plan layout, contemporary finishings including gourmet kitchen w/granite countertops, warm laminate floors and marble in bathrooms. The main floor offers a south facing balcony, living room w/built-ins, fireplace and access to a dbl car garage. Up find 3 lrg beds, master w/private views, walk-in closet and 5 piece ensuite. Down find a lrg rec room, 4th bed and walkout fenced backyard. Located close to many nature trails and within walking distance to Parks, Leigh elementary School (as well as future secondary School), shops and transit. Don't miss out on this rarely available gem. First Open House Saturday May 4th, 1-3pm