

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1988
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	36
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RTH3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,835.08
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	409.99	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	012-381-772

<b>Style of Home:</b>	3 Storey,Split Entry	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Single,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	- Total Units in Strata: 33
<b># of Fireplaces:</b>	1 - Fuel: Wood	<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,Patio(s),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Vinyl/Linoleum,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Crossroads Property Mgmt - 778-578-4445

**Complex / Subdiv:** SHAUGHNESSY ESTATES

**Services Connected:** Electricity,Sanitary Sewer,Storm Sewer,Water

**Legal:** SL 18, DL 289, GROUP 1 NWD, STRATA PLAN NW2782, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON THE FORM 1

**Amenities:** Garden,In Suite Laundry

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Vaulted Ceiling,Windows - Thermo

**Bylaw Restrict:** Pets Allowed,Rentals Allowed

**Listing Broker(s):** Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 10'9	Above	Bedroom	9'11 x 8'9
Main	Dining Room	10'10 x 7'5	Above	Bedroom	9'11 x 8'8
Main	Kitchen	12'8 x 11'1	Below	Recreation Room	20'2 x 9'7
Main	Eating Area	9'9 x 9'			
Main	Foyer	6'7 x 4'8			
Above	Primary Bedroom	13'11 x 13'15			
Above	Walk-In Closet	5'4 x 4'9			

<b>Finished Floor (Main):</b>	690 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	687 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	390 sqft	<b># Of Levels:</b>	3	Above	3	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,767 sqft	<b>Basement:</b>	Full			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100%			
<b>Grand Total:</b>	1,767 sqft	<b># Of Pets:</b>				

SHAUGHNESSY ESTATES! Located in a QUIET LOCATION OF COMPLEX w 3 LARGER BED (EASILY 4TH BED) & 3 Bath for YOUR LARGE FAMILY! It boasts a FULLY FENCE LOW MAINTENANCE BACKYARD perfect for your busy family and pets! The main living level allows for so many options due to its size & layout. The MASSIVE KITCHEN has MOVABLE ISLAND, TONS OF STORAGE & easy access from this level to YOUR OWN B/YARD for kids, pets & BBQ! The extra large PRIMARY BED features an AIRY VAULTED CEILING, UPDATED ENSUITE with STUNNING SPACIOUS SHOWER and WALK IN CLOSET. The lower level awaits your ideas...HOME OFFICE? REC ROOM? HOME GYM? MEDIA ROOM? 4TH BED? or EXTENDED FAMILY? Single garage+workbench & one parking spot. BRING YOUR IDEAS \*\*\*OPEN HOUSE Sat May 4th 2-4pm enter @ back of complex use 2376 Lobb Ave in Nav\*\*