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|-------------------------|----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 3 | Approx. Year Built: | 1992 |
| Frontage (ft): | | Bathrooms: | 3 | Age: | 32 |
| Lot Area: | | Full Baths: | 3 | Zoning: | RM-2 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$3,556.63 |
| Rear Yard Exp: | | Maint. Fee: | 446.32 | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 017-851-823 |

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|-------------------------|---------------------------------|-------------------------|-----------------------------|
| Style of Home: | 2 Storey, Split Entry | Parking: | Total: 2 - Covered: 2 |
| Construction: | Other | Covered Parking: | 2 |
| Exterior: | Brick, Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Carport & Garage |
| Rain Screen: | | Locker: | No |
| Renovations: | | Units in Dev: | - Total Units in Strata: 93 |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Forced Air, Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Balcony(s), Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate, Mixed, Vinyl/Linoleum | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | No |
| Mgmt. Company: | First Service Residential - 855-683-8900 |
| Complex / Subdiv: | Willow Arbour |
| Services Connected: | Community, Electricity, Natural Gas |
| Legal: | STRATA LOT 75 SECTION 25 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN LMS192 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 |
| Amenities: | Club House, Exercise Centre, Garden, In Suite Laundry |
| Site Influences: | Central Location, Gated Complex, Paved Road, Private Setting, Private Yard, Recreation Nearby |
| Features: | |
| Bylaw Restrict: | Pets Allowed w/Rest., Rentals Allowed |
| Listing Broker(s): | Royal LePage - Wolstencroft, Royal LePage - Wolstencroft |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|-------------|-------|-----------------|-------------|
| Below | Foyer | 6'5 x 4'9 | Main | Kitchen | 11'1 x 8'10 |
| Below | Storage | 3'0 x 5'5 | Main | Eating Area | 6'5 x 8'2 |
| Below | Laundry | 7'1 x 5'1 | Main | Bedroom | 12'0 x 9'6 |
| Below | Family Room | 10'8 x 17'7 | Main | Primary Bedroom | 11'6 x 13'4 |
| Below | Bedroom | 11'3 x 10'2 | | | |
| Main | Living Room | 11'5 x 13'9 | | | |
| Main | Dining Room | 10'8 x 9'5 | | | |

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|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,017 sqft | # Of Rooms: | 11 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Below | 3 | No |
| Finished Floor (Below): | 578 sqft | # Of Levels: | 2 | Main | 3 | No |
| Finished Floor (Bsmnt): | 0 sqft | Crawl/Bsmnt Height: | | Main | 3 | Yes |
| Finished Floor (Total): | 1,595 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | 100 | | | |
| Grand Total: | 1,595 sqft | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

Willow Arbour, 3 beds, 3 full baths. One of the larger fully fenced south facing yards. The best and quiet location in the end of the complex! Downstairs is a large rec room with access to the patio and back yard. Close to shops, parks, schools and transportation. Popular complex, easy to access and in great shape. Need space for an extra family member or teen, this is the one! Single car garage plus carport. Pets welcome, kids welcome. Great recreation facilities, clubhouse, playground, exercise centre, sauna steam room and in the lovely community of Walnut Grove! Call for private showing!