

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1978
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	46
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RT2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,243.47
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	301.34	<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	001-471-678

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Open,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	112 - Total Units in Strata: 112
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Greenbelt and Mountains
<b>Mgmt. Company:</b>	STRATACO MANAGEMENT - 604-294-4141
<b>Complex / Subdiv:</b>	PARKWOOD ESTATES
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 11, DISTRICT LOT 373, GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW622 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Clothes Washer/Dryer,Freezer,Refrigerator,Stove
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 11'5	Bsmt	Laundry	15' x 6'
Main	Dining Room	10'3 x 8'4			
Main	Kitchen	9'8 x 7'5			
Above	Bedroom	13' x 10'11			
Above	Bedroom	9'8 x 10'1			
Above	Bedroom	9' x 10'1			
Bsmt	Recreation Room	14'6 x 11'2			

<b>Finished Floor (Main):</b>	548 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	478 sqft	<b># Of Kitchens:</b>	1	Above	4	No
<b>Finished Floor (Below):</b>	476 sqft	<b># Of Levels:</b>	3	Bsmt	2	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,502 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	10			
<b>Grand Total:</b>	1,502 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Welcome home! Bright, Spacious 3 bdrm/2 bthrm twnhme in the Highly sought after Ranch Park neighborhood, 3-storey corner has so much to offer. Beautiful walk-out patio, private Fully Fenced backyard, small shed & View of the mountains. New High Efficiency Furnace & hot water tank installed just last year. Custom closets thru-out & additional built-in storage in large finished basement with Recroom. Laminate flooring, freshly painted. No thru road & nestled in the upper corner of the quietest section of this family-oriented complex. It is within walking distance to Westcoast Express, Skytrain, shopping & boasts large green spaces meticulously maintained, community atmosphere, children's playground, mature trees, a hidden-gem public park, creek nestled right behind the complex.