

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

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

View:	Yes : Greenbelt and Mountains
Mgmt. Company:	STRATACO MANAGEMENT - 604-294-4141
Complex / Subdiv:	PARKWOOD ESTATES
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 11, DISTRICT LOT 373, GROUP 1 NEW WESTMINISTER 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
Amenities:	In Suite Laundry
Site Influences:	Central Location,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Clothes Washer/Dryer,Freezer,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	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			

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

Welcome home! Bright, Spacious 3 bdrm/2 bthrm twnhome 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.