

|                         |    |                    |        |                            |             |
|-------------------------|----|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> |    | <b>Bedrooms:</b>   | 3      | <b>Approx. Year Built:</b> | 1993        |
| <b>Frontage (ft):</b>   |    | <b>Bathrooms:</b>  | 3      | <b>Age:</b>                | 31          |
| <b>Lot Area:</b>        |    | <b>Full Baths:</b> | 2      | <b>Zoning:</b>             | RM-15       |
| <b>Flood Plain:</b>     |    | <b>Half Baths:</b> | 1      | <b>Gross Taxes:</b>        | \$3,090.08  |
| <b>Rear Yard Exp:</b>   |    | <b>Maint. Fee:</b> | 411.00 | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>            | No |                    |        | <b>P.I.D.:</b>             | 018-400-612 |

|                         |                         |                         |                                |
|-------------------------|-------------------------|-------------------------|--------------------------------|
| <b>Style of Home:</b>   | 2 Storey                | <b>Parking:</b>         | Total: 2 - Covered: 2          |
| <b>Construction:</b>    | Frame - Wood            | <b>Covered Parking:</b> | 2                              |
| <b>Exterior:</b>        | Mixed                   | <b>Parking Access:</b>  | Front                          |
| <b>Foundation:</b>      |                         | <b>Parking:</b>         | Garage; Double                 |
| <b>Rain Screen:</b>     |                         | <b>Locker:</b>          |                                |
| <b>Renovations:</b>     |                         | <b>Units in Dev:</b>    | 64 - Total Units in Strata: 64 |
| <b># of Fireplaces:</b> | 1 - Fuel: Gas - Natural | <b>Distance to:</b>     |                                |
| <b>Water Supply:</b>    | City/Municipal          | <b>Title to Land:</b>   | Freehold Strata                |
| <b>Fuel/Heating:</b>    | Natural Gas             | <b>Property Disc:</b>   | Yes                            |
| <b>Outdoor Area:</b>    | Patio(s)                | <b>PAD Rental:</b>      |                                |
| <b>Type of Roof:</b>    | Asphalt                 | <b>Fixtures Leased:</b> | No                             |
| <b>Floor Finish:</b>    | Mixed                   | <b>Fixtures Rmvd:</b>   | No                             |

|                            |  |
|----------------------------|--|
| <b>View:</b>               | No   |
| <b>Mgmt. Company:</b>      | DWELL PROPERTY MANAGEMENT - 604-821-1822   |
| <b>Complex / Subdiv:</b>   | CHESNUT LANE   |
| <b>Services Connected:</b> | Electricity,Natural Gas,Sanitary Sewer,Water   |
| <b>Legal:</b>              | STRATA LOT 4, PLAN LMS1023, SECTION 28, RANGE 1, NEW WESTMINSTER LAND DISTRICT, STRATA PH I 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 |
| <b>Amenities:</b>          | Club House,In Suite Laundry  |
| <b>Site Influences:</b>    | Central Location,Shopping Nearby   |
| <b>Features:</b>           | ClthWsh/Dryr/Frdg/Stve/DW  |
| <b>Bylaw Restrict:</b>     | Pets Allowed w/Rest.   |
| <b>Listing Broker(s):</b>  | Team 3000 Realty Ltd.  |

| Floor | Type            | Dimensions  | Floor | Type    | Dimensions  |
|-------|-----------------|-------------|-------|---------|-------------|
| Main  | Living Room     | 13'2 x 12'0 | Above | Bedroom | 12'0 x 10'6 |
| Main  | Dining Room     | 12'0 x 8'4  | Above | Bedroom | 11'0 x 10'0 |
| Main  | Kitchen         | 10'0 x 9'0  |       |         |             |
| Main  | Eating Area     | 9'2 x 7'0   |       |         |             |
| Main  | Family Room     | 11'3 x 12'4 |       |         |             |
| Main  | Foyer           | 5'0 x 7'0   |       |         |             |
| Above | Primary Bedroom | 15'0 x 12'0 |       |         |             |

|                                |            |                                   |                          |                       |                    |                 |
|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 799 sqft   | <b># Of Rooms:</b>                | 9                        | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 745 sqft   | <b># Of Kitchens:</b>             | 1                        | Above                 | 4                  | Yes             |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>               | 2                        | Above                 | 4                  | No              |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Crawl/Bsmt Height:</b>         |                          | Main                  | 2                  | No              |
| <b>Finished Floor (Total):</b> | 1,544 sqft | <b>Basement:</b>                  | None                     |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b># or % of Rentals Allowed:</b> |                          |                       |                    |                 |
| <b>Grand Total:</b>            | 1,544 sqft | <b># Of Pets:</b>                 | 2 - Cats: Yes, Dogs: Yes |                       |                    |                 |

Great end unit in Chestnut Lane. This spacious one owner home built by Polygon Homes as an upscale complex in the area features 3 bedrooms and 2 full bathrooms upstairs. Main floor has has bright southern kitchen with eating area plus Living, Dining and Family Room areas. Also boasts a side by side double garage. Very handy to schools, parks, major shopping centers and transportation. Enter complex off 156 street in the 10200 block.