

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	3	Age:	16
Lot Area:		Full Baths:	2	Zoning:	R4
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,676.09
Rear Yard Exp:	South	Maint. Fee:	363.89	For Tax Year:	2023
View:	No			P.I.D.:	027-468-313

Style of Home:	3 Storey,End Unit	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	68 - Total Units in Strata: 68
# 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),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Homelife Property Mgmt - 604-858-7368
Complex / Subdiv:	COBBLESTONE TERRACE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 27, PLAN BCS2606, SECTION 5&8, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Pantry,Smoke Alarm,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 12'6	Above	Primary Bedroom	13'10 x 13'0
Main	Dining Room	11'8 x 10'1	Above	Walk-In Closet	8'2 x 4'6
Main	Kitchen	10'8 x 7'11	Above	Bedroom	10'1 x 9'3
Main	Pantry	8'1 x 2'7	Above	Bedroom	10'1 x 9'8
Main	Primary Bedroom	13'10 x 12'7	Below	Bedroom	13'2 x 10'1
Main	Walk-In Closet	5'11 x 4'6	Below	Family Room	12'5 x 9'2
Main	Foyer	8'2 x 3'10	Below	Storage	7'9 x 3'10

Finished Floor (Main):	816 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	800 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	365 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	1,981 sqft	Basement:	Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,981 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to COBBLESTONE TERRACE! This luxurious 1,981 sq ft townhome features 5 bdrms, 3 baths w/updated flooring throughout. The gourmet kitchen includes granite counters, SS appliances, maple shaker cabinets, beautifully tiled backsplash, large pantry, & breakfast bar. Main floor offers a versatile layout with a spacious primary bdrm, 2 pce ensuite & WIC, or perfect games room for the kids. Upstairs, you'll find 3 spacious bdrms, including the second primary bdrm, 4 piece ensuite with soaker tub and WIC. Downstairs offers a 5th bdrm & family rm. Added comforts include central air, gas f/p, b/l vac & double garage with room for 2 + cars/trucks on the driveway. Enjoy the fully fenced SUNNY SOUTHERN exposure yard, perfect for your furry friends. Close to all amenities, schools & Hwy 1.