

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2005
Frontage (ft):		Bathrooms:	3	Age:	19
Lot Area:		Full Baths:	2	Zoning:	CD-6
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,568.39
Rear Yard Exp:		Maint. Fee:	400.00	For Tax Year:	2023
View:	Yes			P.I.D.:	026-490-412

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Vinyl/Linoleum, Carpet	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	Homelife Property Management - 604-858-7368
Complex / Subdiv:	Higginson Villas
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	STRATA LOT 14, PLAN BCS1517, DISTRICT LOT 267, GROUP 2, 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:	Adult Oriented, Central Location, Gated Complex, Golf Course Nearby, Recreation Nearby, Shopping Nearby
Features:	Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Microwave, Pantry, Refrigerator, Security - Roughed In, Stove, Vaulted Ceiling
Bylaw Restrict:	Age Restrictions, Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'0 x 14'9	Main	Foyer	6'9 x 5'10
Main	Dining Room	14'2 x 11'2	Bsmt	Family Room	16'6 x 14'9
Main	Kitchen	11'6 x 9'7	Bsmt	Bedroom	12'7 x 12'5
Main	Primary Bedroom	14'11 x 13'3	Bsmt	Office	9'0 x 9'0
Main	Walk-In Closet	8'4 x 5'11	Bsmt	Workshop	17'0 x 13'6
Main	Bedroom	14'5 x 11'5	Bsmt	Storage	13'6 x 8'11
Main	Laundry	7'1 x 6'5	Bsmt	Utility	10'3 x 8'0

Finished Floor (Main):	1,614 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	1,314 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Finished Floor (Total):	2,928 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,928 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Spacious & beautifully maintained by the original owner this detached townhouse with nearly 3000 sq ft, features 3 bdrms & 3 baths. The kitchen boasts Cambria Quartz countertops, S/S appliances, ample cupboards, pantry, & an eating island for all your cooking & entertainment needs. Bright & open living space with vaulted ceilings & numerous lrg windows. The primary bdrm includes a full ensuite & walk in closet. Enjoy the lrg family rm, office area & space for a workshop. The main floor laundry rm has a sink, cupboards & shelving to provide convenience & ease of access. There is abundant storage throughout including closets & a storage rm. Enjoy a private patio with mountain views for outdoor relaxation. This unit is located in a ideal location in the complex. Open House Sat 11-1, Sun 1-3