

<b>Depth/Size (ft):</b>	0	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1997
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	27
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	RES
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,004.61
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	480.00	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	023-126-981

<b>Style of Home:</b>	2 Storey,Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Other	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	36 - Total Units in Strata: 36
<b># of Fireplaces:</b>	2 - Fuel: Gas - Natural	<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>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Wood	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	TEAMWORK
<b>Complex / Subdiv:</b>	WESTSYDE PARK ESTATES
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 3, PLAN LMS2047, PART SW1/4, SECTION 25, TOWNSHIP 13, 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 1
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Adult Oriented
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage West Real Estate Services, Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'1 x 4'9	Main	Laundry	6'4 x 7'10
Main	Bedroom	10'8 x 14'0	Bsmt	Recreation Room	28'6 x 26'10
Main	Dining Room	18'0 x 11'11	Bsmt	Bedroom	10'10 x 17'8
Main	Living Room	10'1 x 15'4	Below	Walk-In Closet	11'0 x 6'1
Main	Kitchen	17'8 x 12'5	Bsmt	Walk-In Closet	18'0 x 15'7
Main	Primary Bedroom	11'11 x 14'5	Bsmt	Utility	7'6 x 20'5
Main	Walk-In Closet	7'10 x 10'1			

<b>Finished Floor (Main):</b>	1,571 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	1,571 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Finished Floor (Total):</b>	3,142 sqft	<b>Basement:</b>	Full			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	3,142 sqft	<b># Of Pets:</b>				

Stunning 3,000+sqft rancher allows for true main floor living with new flooring, bright white kitchen, large primary bedroom, spacious living room and full width sundeck. This Duplex-style townhome is located within the extremely well maintained & manicured 55+ gated community of Westsyde Park Estates. The vaulted ceilings, central air conditioning and plenty of visitor parking make this the home the ideal space to entertain while also enjoying the security and privacy of a gated community. The bright walk-out basement offers another floor of living space for entertaining or hosting guests plus a massive storage room/workshop. Enjoy this beautiful home without the stress of lawns, roofs, gutters, windows, etc. all exterior maintenance is covered in the strata fee. Plus onsite RV parking.