

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2011
Frontage (ft):		Bathrooms:	3	Age:	13
Lot Area:		Full Baths:	1	Zoning:	CD21
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$2,729.07
Rear Yard Exp:		Maint. Fee:	375.63	For Tax Year:	2023
View:	No			P.I.D.:	028-667-492

Style of Home:	2 Storey w/Bsmt.,End Unit	Parking:	Total: 2 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Stone,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	26 - Total Units in Strata: 26
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Homelife Advantage Realty Ltd - 604-858-7368
Complex / Subdiv:	Heron's Landing
Services Connected:	Electricity,Natural Gas,Sanitary Sewer
Legal:	STRATA LOT 15, PLAN EPS280, SECTION 2, TOWNSHIP 23, 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 OR V, AS APPROPRIATE
Amenities:	None
Site Influences:	
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Security - Roughed In,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'10 x 11'3	Above	Bedroom	8'10 x 8'9
Main	Pantry	5'9 x 5'10	Above	Bedroom	9'4 x 9'5
Main	Dining Room	11'3 x 7'0	Below	Recreation Room	20'10 x 13'1
Main	Living Room	16'10 x 13'5	Below	Storage	7'11 x 16'8
Main	Foyer	3'6 x 3'8			
Above	Primary Bedroom	11'10 x 13'7			
Above	Walk-In Closet	7'3 x 9'5			

Finished Floor (Main):	703 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	703 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	245 sqft	# Of Levels:	3	Above	2	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	3	No
Finished Floor (Total):	1,651 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,651 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Discover this stunning 3-bedroom, 3-bathroom 1651sq.ft. end unit townhouse in Websters Landing. Enjoy the lifestyle of a quiet neighborhood, mountain views, minutes walk to Vedder River, Rotary Trail, parks, schools, off leash walking path, easy access to Garrison for shopping, Cheam Leisure Center & short drive to Cultus Lake. Open floorplan, balcony from your spacious kitchen with island & S/S appliances, large windows, gas fireplace. Bonus room in the lower level for your at home office/media room or 4th bedroom. Enjoy your peaceful fenced yard & lots of parking with a double car garage and 2 more parking in the driveway outfront. New roofs completed in 2023, low strata fee, pet friendly & small strata. Get into a great neighborhood with all the amenities to enjoy an easy lifestyle.