

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2015
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	9
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,329.25
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	327.27	<b>For Tax Year:</b>	2022
<b>View:</b>	No			<b>P.I.D.:</b>	029-207-975

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	81 - Total Units in Strata: 81
<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>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	Yes
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Profile Properties - 604-464-7548
<b>Complex / Subdiv:</b>	Cottonwood Ridge
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 35, PLAN BCS4083, SECTION 16, TOWNSHIP 12, 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
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 14'8	Above	Bedroom	9'8 x 12'2
Main	Dining Room	10'1 x 8'	Bsmt	Foyer	5'2 x 15'
Main	Kitchen	11' x 8'11	Bsmt	Den	8'1 x 10'10
Main	Eating Area	13'9 x 5'3			
Above	Primary Bedroom	13'11 x 15'8			
Above	Walk-In Closet	4'11 x 4'7			
Above	Bedroom	9'3 x 11'8			

<b>Finished Floor (Main):</b>	655 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	737 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	275 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,667 sqft	<b>Basement:</b>	Full,Part			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,667 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

WELCOME HOME! This 3 bedroom & den, 3 bathroom unit in Cottonwood Ridge is sure to please. As you enter the spacious open concept home you will fall in love with the thoughtful and family friendly design. Gleaming wood floors adorn the main level which enjoys an ample kitchen featuring maple cabinets, granite counters and black stainless appliances. Washroom on the main for your comfort and convenience and a gas fireplace for added ambiance. Large fenced yard for the kids and pets to enjoy with a large patio and grass area. Upstairs are 3 generous bedrooms including a primary with walk in closet and full bathroom. Also laundry conveniently on the upper floor. Lower floor offers a den off of the double garage, ideal for a home office or fitness room. Central A/C. OPEN HOUSE SUNDAY 1 - 4.