

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1992
Frontage (ft):	Bathrooms:	3	Age:	32
Lot Area:	Full Baths:	2	Zoning:	RM2
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,651.77
Rear Yard Exp:	Maint. Fee:	444.62	For Tax Year:	2023
View:			P.I.D.:	018-078-656

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	No
Renovations:	Completely	Units in Dev:	28 - Total Units in Strata: 28
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: Associa Property Management - 604-591-6060

Complex / Subdiv: Summerhill Gate

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: SL 3, PLAN LMS721, SEC 31, 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

Amenities: In Suite Laundry

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Sprinkler - Fire

Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.

Listing Broker(s): Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10' x 5'5	Above	Walk-In Closet	8'8 x 5'3
Main	Eating Area	10' x 7'5	Above	Bedroom	10' x 10'
Main	Kitchen	11'3 x 10'9	Above	Bedroom	11'3 x 10'1
Main	Dining Room	12'1 x 10'9			
Main	Living Room	19' x 12'			
Main	Laundry	8'2 x 6'2			
Above	Primary Bedroom	13'4 x 12'			

Finished Floor (Main):	898 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	802 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,700 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,700 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Summerhill Gate located at the end of quiet cul-de-sac location in desirable neighborhood in beautiful Murrayville! Beautifully renovated 3 beds & 3 bath south facing END UNIT. Bright, spacious and open floor plan, recently updated kitchen with new quartz counters and S/S appliances, gorgeous laminate floors and designer colors through-out, step outside onto your large private patio and yard perfect for entertaining and year round enjoyment. Access to the garage is granted through the adjacent laundry/mudroom area. Large master suite with spa inspired ensuite boasting double sinks, a soaker tub, a separate shower. Walk to shopping, restaurants, WC Blair rec center, hospital and more. One owner must be 55 and 2 pets are allowed with restrictions. Call today before it's too late!