

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2016
Frontage (ft):		Bathrooms:	3	Age:	8
Lot Area:		Full Baths:	2	Zoning:	RM-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,275.92
Rear Yard Exp:		Maint. Fee:	307.00	For Tax Year:	2022
View:	No			P.I.D.:	029-973-325

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl, Wood	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	167 - Total Units in Strata: 167
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard, Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Profile Properties - 604-464-7548
Complex / Subdiv:	Maple Heights
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 82, PLAN EPS2572, 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
Amenities:	Air Cond./Central, Club House, In Suite Laundry
Site Influences:	Central Location, Private Yard, Recreation Nearby, Shopping Nearby
Features:	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener
Bylaw Restrict:	Pets Allowed, Rentals Allowed
Listing Broker(s):	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 17'6	Below	Foyer	4'6 x 8'11
Main	Dining Room	11'11 x 8'1			
Main	Kitchen	15'7 x 14'2			
Above	Primary Bedroom	11'6 x 10'7			
Above	Walk-In Closet	6'7 x 4'6			
Above	Bedroom	12'7 x 11'			
Above	Bedroom	10'8 x 8'6			

Finished Floor (Main):	652 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	652 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmnt):	135 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	1,439 sqft	Basement:	Fully Finished, Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,439 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

WELCOME HOME! This 3 bedroom, 2.5 bathroom townhome in Maple Heights has been lovingly maintained and upgraded by it's original owner, and is now ready for you to make it yours. The unit is tucked away at the end of the complex and backing onto a pond and mini park. The open concept main floor features a fantastic kitchen with stone counters, ample cabinetry plus upgraded built-in hutch in the dining area. 2 piece bathroom conveniently located on the main floor. Upstairs you will find 3 large bedrooms including a primary with large walk-in closet and ensuite with double vanity. Two more bedrooms plus laundry complete the upper floor. There's a 2 car garage with convenient additional storage area. Recently installed A/C! The private yard overlooks a pond for your privacy.