

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1998
Frontage (ft):		Bathrooms:	3	Age:	26
Lot Area:		Full Baths:	2	Zoning:	CD245
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,761.09
Rear Yard Exp:		Maint. Fee:	451.41	For Tax Year:	2023
View:	No			P.I.D.:	024-158-844

Style of Home:	3 Storey,Inside Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Carport & Garage,Other,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	36
# 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:	No
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Ascent Property Management - 604-431-1800
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 3 DISTRICT LOT 116 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3254 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Garden,In Suite Laundry,Playground
Site Influences:	Central Location,Cul-de-Sac,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Bedroom	10'2 x 11'6	Below	Walk-In Closet	7'7 x 4'4
Above	Walk-In Closet	3'10 x 5'6	Below	Foyer	4'3 x 4'4
Above	Primary Bedroom	14'1 x 13'1			
Main	Living Room	14'4 x 8'4			
Main	Dining Room	11'0 x 12'10			
Main	Kitchen	14'4 x 12'3			
Below	Bedroom	7'7 x 10'8			

Finished Floor (Main):	597 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	603 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	225 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	1,425 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,425 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

BRIGHT & Spacious 3 bed, 3 bath townhome is ready for you to move right in! Upon your arrival on Village Green, you'll understand why the turnover is so low in this well maintained and cozy complex of just 36 townhomes, located at the end of a quiet cul de sac. Vaulted ceilings, fresh paint throughout, gas fireplace, brand new flooring and a newly refreshed kitchen make this the perfect home for your family. Enjoy two decks, plus your own private yard with a charming entrance from the road (steps away street parking). Plenty of storage, a single car garage and covered full length driveway plus visitor parking across from the unit. Centrally located, parks nearby and quick possession is possible, what more are you looking for? Book your private showing today. Open house May 4, 12-3pm.