

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1994
Frontage (ft):	Bathrooms:	3	Age:	30
Lot Area:	Full Baths:	2	Zoning:	RM-15
Flood Plain:	Half Baths:	1	Gross Taxes:	\$2,941.27
Rear Yard Exp:	Maint. Fee:	474.81	For Tax Year:	2023
View:			P.I.D.:	018-026-583

Style of Home:	2 Storey,Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	95
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Leonis - 604-575-5474
Complex / Subdiv:	The Peninsula
Services Connected:	Electricity,Natural Gas,Water
Legal:	STRATA LOT 61, PLAN LMS133, SECTION 23, TOWNSHIP 1, 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
Amenities:	Club House,In Suite Laundry
Site Influences:	Adult Oriented,Gated Complex,Golf Course Nearby,Private Yard,Retirement Community
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Intercom,Microwave,Smoke Alarm,Stove
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 13'1	Above	Bedroom	12' x 11'11
Main	Dining Room	8'3 x 13'9	Above	Office	7'1 x 9'2
Main	Kitchen	9'5 x 10'5			
Main	Eating Area	11'4 x 8'1			
Main	Primary Bedroom	13'10 x 12'1			
Main	Laundry	6'0 x 5'5			
Above	Bedroom	12'9 x 11'11			

Finished Floor (Main):	1,124 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	683 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Main	2	No
Finished Floor (Total):	1,807 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,807 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to The Peninsula - Where Community Meets Comfort! Discover the perfect blend of luxury and convenience in this spacious 3-bedroom, 3-bathroom townhouse. Step inside to find vaulted ceilings and beautifully installed laminate flooring with radiant in-floor heating. The main floor boasts a master bedroom for easy accessibility, while the kitchen features high-end appliances including a Bertazzoni gas stove, granite countertops, and more. With a double car side-by-side garage, you'll have plenty of space for your vehicles and storage needs. As a corner unit, enjoy the added privacy of a beautiful private yard with a stunning rock garden and natural gas BBQ hookup. Recently painted throughout, this townhouse is move-in ready. Experience community living at its finest at The Peninsula!