

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2023
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	1
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-77
<b>Flood Plain:</b>		<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$3,600.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	137.00	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	031-840-159

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	80 - Total Units in Strata: 80
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	HAVEN PROPERTY MNGMNT
<b>Complex / Subdiv:</b>	CROFTON
<b>Services Connected:</b>	Electricity,Natural Gas,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 5, PLAN EPS8600, SECTION 23, TOWNSHIP 8, 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>	In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Pantry,Security System,Vacuum - Built In
<b>Bylaw Restrict:</b>	Pets Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 11'4	Above	Bedroom	9'9 x 9'2
Main	Kitchen	13' x 12'6	Below	Bedroom	8'10 x 8'4
Main	Dining Room	11'4 x 9'3	Below	Foyer	4'6 x 3'2
Main	Family Room	9'7 x 7'10			
Above	Primary Bedroom	16'5 x 9'10			
Above	Walk-In Closet	7'1 x 3'4			
Above	Bedroom	10'9 x 9'3			

<b>Finished Floor (Main):</b>	678 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	715 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	217 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,610 sqft	<b>Basement:</b>	None	Below	2	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,610 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to #5. This light-filled home features 4 bedrooms/4 bathrooms, totalling over 1,600 sq ft. The open-plan main floor houses a central kitchen with impressive quartz waterfall island, chef's gas stove, spacious oak cabinets and 2 pantries. Flanking the kitchen on one side is the living room—with an impressive Napoleon fireplace—and a spacious dining room on the other. With the adjacent family room and powder room, this level is perfect for quiet times or entertaining guests. The upper level boasts a spacious primary bedroom with walk-in closet and spa-like ensuite, two additional bedrooms, a 4-pc bath and laundry. The lower level features a 4th bedroom/office, powder room, and double garage. All levels feature airy 9' ceilings, generous windows with elegant shades. NO GST.