

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1971
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	53
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	TWHSE
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,790.42
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	300.00	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	001-078-712

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Glass,Mixed	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	190 - Total Units in Strata: 190
<b># of Fireplaces:</b>	0 - Fuel:	<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>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	Tribe Management - 604-343-2601
<b>Complex / Subdiv:</b>	SIMON FRASER VILLAGE
<b>Services Connected:</b>	Community,Electricity,Natural Gas
<b>Legal:</b>	STRATA LOT 47, PLAN NWS58, DISTRICT LOT 6, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 10/1940 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, AS APPROPRIATE
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'6 x 7'5	Above	Bedroom	7'7 x 7'4
Main	Kitchen	8'0 x 7'5	Below	Family Room	15'5 x 14'9
Main	Dining Room	11'0 x 7'1	Below	Laundry	7'1 x 4'8
Main	Living Room	15'5 x 9'1			
Above	Primary Bedroom	11'1 x 8'10			
Above	Walk-In Closet	4'0 x 8'10			
Above	Bedroom	12'10 x 7'6			

<b>Finished Floor (Main):</b>	411 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	467 sqft	<b># Of Kitchens:</b>	1	Above	4	No
<b>Finished Floor (Below):</b>	417 sqft	<b># Of Levels:</b>	3	Below	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,295 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,295 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

WELCOME TO SIMON FRASER VILLAGE! FULLY RENOVATED 3 BEDROOM 2 BATHROOM TOWNHOUSE. The kitchen has a combination of the white cabinets, quartz backsplash & countertops with Samsung stainless steel appliances creating a sleek & modern aesthetic. Having an open concept living room & dining room with new laminate floors which leads to a fully fenced private yard is perfect for both entertaining & enjoying some outdoor space. The upper level has new carpet throughout, a large primary bedroom with walk-in closet, 2 additional bedrooms & 4 piece bathroom. Large family/recreation room on the lower level along with a 3 piece bathroom & gorgeous laundry room with plenty of storage, adds both functionality and charm to this home. BONUS new furnace, HWT & windows.