

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2014
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	10
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	SRATA
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,041.65
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	382.55	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	029-575-664

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stone, Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<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>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate, Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	STRATA LOT 88, PLAN EPS1766, SECTION 21, 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
<b>Amenities:</b>	Playground
<b>Site Influences:</b>	Central Location, Paved Road, Private Setting
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest., Rentals Allowed
<b>Listing Broker(s):</b>	Evergreen West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'3 x 9'8	Above	Walk-In Closet	5' x 8'
Main	Living Room	13' x 12'10			
Main	Dining Room	9'9 x 8'7			
Above	Primary Bedroom	13'3 x 13'			
Above	Bedroom	12'11 x 10'4			
Above	Bedroom	10'1' x 9'10			
Above	Laundry	4' x 5'			

<b>Finished Floor (Main):</b>	607 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	755 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	3	Yes
<b>Finished Floor (Total):</b>	1,362 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,362 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

THIS IS THE ONE! This south facing backyard 2 storey END UNIT in sought after Village Green offers a huge FENCED WALKOUT BACKYARD with a large patio area. Open floor plan, featuring Bright, Large Kitchen designed for entertaining with S/S appliances, Quartz Counter Tops, Huge Island, pantry, soft close cabinets & gas stove. Upstairs you will find 3 large bedrooms, Primary is very spacious with fantastic ensuite with stylish barn door and lovely walk-in closet with updated organizer. Designer touches throughout the entire home. Full sized laundry is on the bedroom level, updated with shelving & storage. School catchment is Blue Mtn Elementary & Garibaldi Sec. Open House Sat May 25 & Sunday May 26 2- 4 pm