

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2005
Frontage (ft):		Bathrooms:	3	Age:	19
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,123.15
Rear Yard Exp:		Maint. Fee:	303.52	For Tax Year:	2023
View:	No			P.I.D.:	025-701-398

Style of Home:	3 Storey,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Rear
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	26 - Total Units in Strata: 26
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Bradshaw Mngt - 604-576-2424
Complex / Subdiv:	Parkway Gardens
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 6 SECTION 23 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS450 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	In Suite Laundry
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Vacuum - Roughed In
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'2 x 10'8	Below	Recreation Room	12'11 x 11'2
Main	Kitchen	9'7 x 8'5	Below	Laundry	11'5 x 5'0
Main	Dining Room	12'5 x 8'11	Below	Foyer	7'10 x 3'11
Above	Primary Bedroom	12'5 x 9'7			
Above	Bedroom	11'4 x 9'11			
Above	Bedroom	10'2 x 9'1			
Above	Walk-In Closet	7'9 x 4'0			

Finished Floor (Main):	606 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	601 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	370 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	1,577 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	1,577 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Rare available END unit in Parkway Gardens. Specious 3 bedroom 2.5 bath townhouse, amazing location close to Sunnyside park, short walk to shopping, transit, schools, easy highway access. Fenced private yard in front w/covered deck for your BBQ. Main floor features cozy living room w/n/gas fireplace and sun deck. Private powder room, kitchen with tons of cupboard & pantry, another large deck for BBQ off the dining room. Upstairs 3 specious bedrooms, 2 full bath, walk in closet in primary bdrm. Large rec.room & laundry on the lower floor. Freshly painted, hardwood floors on all levels, very clean home. Roof replaced in 2017, no problem well maintain complex. Open house Cancelled