

|                         |       |                    |   |                            |             |
|-------------------------|-------|--------------------|---|----------------------------|-------------|
| <b>Depth/Size (ft):</b> | 138   | <b>Bedrooms:</b>   | 5 | <b>Approx. Year Built:</b> | 2024        |
| <b>Frontage (ft):</b>   | 48.00 | <b>Bathrooms:</b>  | 5 | <b>Age:</b>                | 0           |
| <b>Lot Area:</b>        |       | <b>Full Baths:</b> | 4 | <b>Zoning:</b>             | RS-1        |
| <b>Flood Plain:</b>     |       | <b>Half Baths:</b> | 1 | <b>Gross Taxes:</b>        | \$0.00      |
| <b>Rear Yard Exp:</b>   |       |                    |   | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>            | Yes   |                    |   | <b>P.I.D.:</b>             | 032-165-340 |

|                         |                                       |                         |                       |
|-------------------------|---------------------------------------|-------------------------|-----------------------|
| <b>Style of Home:</b>   | 2 Storey w/Bsmt.                      | <b>Parking:</b>         | Total: 2 - Covered: 1 |
| <b>Construction:</b>    | Frame - Wood                          | <b>Covered Parking:</b> | 1                     |
| <b>Exterior:</b>        | Mixed                                 | <b>Parking Access:</b>  | Lane                  |
| <b>Foundation:</b>      |                                       | <b>Parking:</b>         | Carport; Single,Open  |
| <b>Rain Screen:</b>     |                                       | <b>Locker:</b>          |                       |
| <b>Renovations:</b>     |                                       | <b>Units in Dev:</b>    |                       |
| <b># of Fireplaces:</b> |                                       | <b>Distance to:</b>     |                       |
| <b>Water Supply:</b>    | City/Municipal                        | <b>Title to Land:</b>   | Freehold Strata       |
| <b>Fuel/Heating:</b>    | Electric,Heat Pump                    | <b>Property Disc:</b>   | No                    |
| <b>Outdoor Area:</b>    | Balcny(s) Patio(s) Dck(s),Fenced Yard | <b>PAD Rental:</b>      |                       |
| <b>Type of Roof:</b>    | Asphalt                               | <b>Fixtures Leased:</b> | No                    |
| <b>Floor Finish:</b>    | Mixed                                 | <b>Fixtures Rmvd:</b>   | No                    |

|                            |                                                                                                                                                                                                                               |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>View:</b>               | Yes : North Mountains                                                                                                                                                                                                         |
| <b>Mgmt. Company:</b>      |                                                                                                                                                                                                                               |
| <b>Complex / Subdiv:</b>   |                                                                                                                                                                                                                               |
| <b>Services Connected:</b> | Electricity,Natural Gas,Sanitary Sewer,Water                                                                                                                                                                                  |
| <b>Legal:</b>              | STRATA LOT 2 TOWN OF HASTINGS SUBURBAN LANDS GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9916 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                                                                                                                                                                                                              |
| <b>Site Influences:</b>    | Central Location,Lane Access,Private Yard,Shopping Nearby                                                                                                                                                                     |
| <b>Features:</b>           | Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Heat Recov. Vent.,Microwave,Oven - Built In,Security - Roughed In,Security System,Sprinkler - Fire,Vaulted Ceiling                                         |
| <b>Bylaw Restrict:</b>     | No Restrictions                                                                                                                                                                                                               |
| <b>Listing Broker(s):</b>  | Planet Group Realty Inc.                                                                                                                                                                                                      |

| Floor | Type            | Dimensions  | Floor | Type        | Dimensions |
|-------|-----------------|-------------|-------|-------------|------------|
| Main  | Living Room     | 12'8 x 17'1 | Bsmt  | Living Room | 8' x 12'9  |
| Main  | Kitchen         | 14'6 x 11'5 | Bsmt  | Kitchen     | 8' x 12'9  |
| Main  | Dining Room     | 18' x 15'2  | Bsmt  | Bedroom     | 12'7 x 8'6 |
| Above | Primary Bedroom | 13' x 15'8  | Bsmt  | Bedroom     | 8'8 x 8'   |
| Above | Walk-In Closet  | 12'0 x 5'0  |       |             |            |
| Above | Bedroom         | 10'6 x 12'4 |       |             |            |
| Above | Bedroom         | 8'8 x 11'8  |       |             |            |

|                                |            |                           |                      |                       |                    |                 |
|--------------------------------|------------|---------------------------|----------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 851 sqft   | <b># Of Rooms:</b>        | 11                   | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 819 sqft   | <b># Of Kitchens:</b>     | 2                    | Main                  | 2                  | No              |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>       | 3                    | Above                 | 4                  | Yes             |
| <b>Finished Floor (Bsmt):</b>  | 649 sqft   | <b>Suite:</b>             | Legal Suite          | Above                 | 3                  | Yes             |
| <b>Finished Floor (Total):</b> | 2,319 sqft | <b>Crawl/Bsmt Height:</b> |                      | Above                 | 3                  | Yes             |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>          | Crawl,Separate Entry | Bsmt                  | 4                  | No              |
| <b>Grand Total:</b>            | 2,319 sqft | <b>Beds In Bsmt:</b>      | 2 / 5                |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |                      |                       |                    |                 |

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