

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2017
Frontage (ft):		Bathrooms:	3	Age:	7
Lot Area:		Full Baths:	2	Zoning:	RM60
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,865.00
Rear Yard Exp:		Maint. Fee:	289.45	For Tax Year:	2023
View:	Yes			P.I.D.:	030-082-820

Style of Home:	3 Storey,Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	21
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : mountain
Mgmt. Company:	Homelife Property Management - 604-858-7368
Complex / Subdiv:	Parallel North
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL EPS 3299, LOT B, LD 352, LD36, SEC 13, TWP 16, NWD
Amenities:	None
Site Influences:	Central Location,Paved Road,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Century 21 Creekside Realty (Luckakuck), Century 21 Creekside Realty (Luckakuck)

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

Finished Floor (Main):	634 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	634 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	80 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,348 sqft	Basement:	Full,Partly Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,348 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Parallel North! Clean, well maintained, 3 bedroom, 3 bathroom townhouse in East Abby. Only 7 years old, with a beautiful, contemporary white kitchen, stainless steel 6 appliances, and quartz countertops. Step out of the dining room onto the patio into a fenced backyard. Upstairs, there are good-sized bedrooms, and the primary bedroom has a 4-piece ensuite. Side-by-side laundry is also a nice feature. Huge, double garage, for side-by-side parking, plus ample room for extra storage. Heated storage room off the garage. Visitor parking stalls right beside this unit make it easy for guests to swing by. Quick possession.