

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2006
Frontage (ft):	Bathrooms:	3	Age:	18
Lot Area:	Full Baths:	2	Zoning:	CD
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,346.50
Rear Yard Exp:	Maint. Fee:	460.01	For Tax Year:	2023
View:			P.I.D.:	026-872-242

Style of Home:	2 Storey w/Bsmt.,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	69 - Total Units in Strata: 69
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	COLOSSEUM - 604-566-2232
Complex / Subdiv:	GREYHAWK
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 61 SECTION 21 TOWNSHIP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS1790 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,Storage
Site Influences:	Central Location,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	11' x 9'4	Above	Walk-In Closet	5' x 4'2
Main	Kitchen	12' x 9'2	Bsmt	Media Room	19' x 18'8
Main	Living Room	16' x 11'8			
Main	Family Room	19' x 11'8			
Above	Bedroom	9'4 x 9'7			
Above	Bedroom	9'4 x 10'6			
Above	Primary Bedroom	13'7 x 11'8			

Finished Floor (Main):	825 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	742 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	450 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	3	Yes
Finished Floor (Total):	2,017 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,017 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

STUNNING Duplex-Style, 2,000 Sq Ft END UNIT in Sought After Greyhawk! Main Floor Features a Beautifully Renovated Kitchen with an Inviting Island, Perfect for Meal Preparation & Casual Dining. Custom Cabinetry Throughout Adds Both Elegance & Practicality. Step Outside to Discover One of the Largest Yards in the Complex, Complete with an Extended Patio Ideal for Outdoor Entertaining & Those Upcoming Summer BBQs! Spacious & BRIGHT Livingroom Features Large Windows & Modern Brick Fireplace. 3 Bedrooms Upstairs, Primary Bedroom w/ Walk In Closet & 3 PC Ensuite! Huge Media Room Downstairs Could be Used as a 4th Bedroom or Perfect for Overnight Guests! Plenty of Parking with Double Garage & Visitor Parking Right Outside Your Door. Just Steps to Transit, Superstore, Costco & Much More!