

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1988
Frontage (ft):		Bathrooms:	3	Age:	36
Lot Area:		Full Baths:	2	Zoning:	RM1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,600.24
Rear Yard Exp:	North	Maint. Fee:	100.00	For Tax Year:	2022
View:	No			P.I.D.:	008-518-530

Style of Home:	2 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	

View:	No
Mgmt. Company:	Self Managed - 604-862-0618
Complex / Subdiv:	River Heights
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	PL NWS2617 LT 28 DL 402 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Air Cond./Central,Garden,In Suite Laundry
Site Influences:	Central Location,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'6 x 8'4			
Main	Dining Room	6'7 x 7'6			
Main	Living Room	12'10 x 13'			
Above	Primary Bedroom	12'11 x 13'10			
Above	Bedroom	10'8 x 10'3			
Above	Bedroom	8' x 11'2			

Finished Floor (Main):	639 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	720 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,359 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,359 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Terrific River Heights. This duplex style 3 bedroom townhome features beautiful engineered hardwood flooring, upgraded kitchen with quality stainless steel appliances, quartz countertops and updated bathrooms. 3 large bedrooms and lots of storage. Bareland strata so your maintenance fee is only \$100.00 per month. Fully fenced entertainment size deck with lots of room for the kids and more. Newer High efficiency furnace, Hot water tank and Central Air conditioning for those hot summer days. Updated washer and dryer. Huge crawl space for storage. Family oriented complex. ideal for a young family. Parking for 2 vehicles..Single garage Plus one assigned parking spot... It has it all.. Contact your agent to view...Open house 2-4pm Saturday May 18 and Sunday May 19th