

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1995
Frontage (ft):	Bathrooms:	3	Age:	29
Lot Area:	Full Baths:	2	Zoning:	RM-1
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,394.54
Rear Yard Exp View:	Maint. Fee:	436.70	For Tax Year:	2022
			P.I.D.:	019-195-575

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	51 - Total Units in Strata: 51
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric, Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Laminate, Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Profile Properties - 604-464-7548
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	STRATA LOT 30, PLAN LMS1362, DISTRICT LOT 403, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Garden, In Suite Laundry, Playground
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Pantry, Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allwd w/Restrctns
Listing Broker(s):	Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'7 x 14'11	Below	Foyer	7'1 x 3'3
Main	Kitchen	8'10 x 8'5	Below	Laundry	9'10 x 5'3
Main	Eating Area	8'10 x 5'3	Below	Office	13'5 x 8'6
Main	Dining Room	9'1 x 7'2			
Above	Primary Bedroom	13'2 x 11'8			
Above	Bedroom	13'9 x 8'11			
Above	Bedroom	11'3 x 9'			

Finished Floor (Main):	550 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	659 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	395 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	1,604 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,604 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to this beautifully updated 3 bedroom, 3 bathroom, (1600 sf) townhome. Bright and airy, this home has beautiful hardwood floors throughout, crown moldings, cozy gas fireplace, is recently painted and has updated light fixtures. Powder room off living area is a great bonus. Kitchen has new appliances and leads to spacious backyard with partially covered patio; great for BBQ and entertaining. Upstairs has three generous bedrooms. Primary ensuite is remodeled with double sinks and spacious shower. Lower level has newer laminate flooring and features a den, perfect for home office. Laundry, storage and garage access are located on lower level. Quiet location close to elementary and secondary schools. Family oriented complex, this home is a great package!