

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2013
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	11
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-30
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,026.69
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	398.73	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	029-054-915

<b>Style of Home:</b>	3 Storey,End Unit	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 89
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<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>	Laminate,Tile	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Sun at 72
<b>Services Connected:</b>	Community,Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 47 SECTION 22 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS4303 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>	None
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	17'4 x 11'7	Below	Bedroom	9'6 x 10'9
Above	Bedroom	9'0 x 8'10	Below	Foyer	7'3 x 5'3
Above	Bedroom	10'0 x 10'9			
Main	Living Room	15'11 x 16'4			
Main	Dining Room	9'7 x 11'6			
Main	Kitchen	9'9 x 11'6			
Main	Patio	19'4 x 6'5			

<b>Finished Floor (Main):</b>	610 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	689 sqft	<b># Of Kitchens:</b>	1	Above	4	Yes
<b>Finished Floor (Below):</b>	209 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,508 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,508 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

SUN AT 72! This end unit townhome offers 4 beds & 2 baths with a bright & open floorplan. A west facing patio with views down the complex into the sunset, perfect for those summer nights. The main floor boasts a custom tiled fireplace feature wall w/ spectacular shelved stone accents! Surrounded by windows, a modern white cabinetry & counter top kitchen with stainless steel appliances, ample dining room space & access to the patio. This home brings sun & light throughout the entire day. Upstairs the primary bedroom fits a king bed, has high vaulted ceilings & 4pc EnSuite w/ heated floors. 2 more bright bedrooms, laundry & 4pc bath. The lower level benefits from a bedroom, fenced yard & SXS double garage w/ truck size driveway. Walk to Maddaugh Elem. & direct bus to Salish (& new skytrain).