

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2006
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	3	<b>Age:</b>	18
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-30
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,522.95
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	466.99	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	026-696-592

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed, Vinyl, Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<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, Forced Air, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	Fraser Campbell Property Mgmt - 604-585-2367
<b>Complex / Subdiv:</b>	Madrona
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	STRATA LOT 6, PLAN BCS1858, SECTION 15, TOWNSHIP 8, 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 V
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Golf Course Nearby, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest., Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'0 x 7'3	Above	Bedroom	11'3 x 12'1
Main	Living Room	19'0 x 18'5	Above	Bedroom	9'5 x 12'5
Main	Kitchen	9'11 x 11'3	Below	Recreation Room	19'0 x 18'1
Main	Dining Room	19'0 x 11'8	Below	Storage	4'0 x 20'8
Above	Primary Bedroom	13'7 x 13'10			
Above	Walk-In Closet	5'1 x 8'8			
Above	Laundry	4'0 x 6'7			

<b>Finished Floor (Main):</b>	818 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	885 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	367 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	2,070 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,070 sqft	<b># Of Pets:</b>				

Welcome to Madrona in Clayton! This 2070 sqft inside unit boasts 3 bedrooms plus a spacious flex space. Enjoy a covered deck off the living area and a separate patio with gas hook up off the kitchen. Updates include new flooring, paint, blinds, and baseboards, along with a stunning rock fireplace. With a double garage and extra parking, convenience is key. Original owners have meticulously maintained this home. Close to the new SkyTrain and amenities. Book your viewing today! \*\*\* Open House Saturday June 1st 11am-1pm \*\*\*