

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2020
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	4
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	R4
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,775.82
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	200.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	031-060-366

<b>Style of Home:</b>	Rancher/Bungalow w/Loft	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	35 - Total Units in Strata: 35
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	SELF MANAGED
<b>Complex / Subdiv:</b>	EMERSON COVE
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 11, PLAN EPS6075, SECTION 12, TOWNSHIP 4, RANGE 29, MERIDIAN W6, 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>	None
<b>Site Influences:</b>	Cul-de-Sac,Golf Course Dev.,Marina Nearby,Recreation Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 13'3	Main	Foyer	7'6 x 5'6
Main	Dining Room	10'6 x 13'3	Above	Bedroom	13'4 x 14'5
Main	Great Room	15'11 x 17'	Above	Recreation Room	14'6 x 14'5
Main	Primary Bedroom	14'6 x 14'9			
Main	Walk-In Closet	4'10 x 9'9			
Main	Den	8' x 14'7			
Main	Laundry	6'4 x 5'6			

<b>Finished Floor (Main):</b>	1,500 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	486 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,986 sqft	<b>Basement:</b>	Crawl			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,986 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Indulge in luxury living in this impeccably designed 1986 sq/ft home boasting a floor-to-ceiling stone fireplace, heated tile floors in the ensuite, and a gourmet kitchen with quartz countertops and under-counter lighting. Outside, enjoy a backyard oasis featuring high-end artificial turf, a paver stone patio, and a rock garden, all complemented by a stained privacy fence matching the strata fencing. Additional upgrades include whole house A/C, custom drapery, upgraded plumbing and lighting fixtures, modern door and cabinet hardware, and hardwood floors throughout, including the staircase. With a modern range hood, natural gas hookup for the stove and outdoor fireplace/BBQ, and zero maintenance appeal, this home offers effortless luxury living at its finest.