

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2015
Frontage (ft):		Bathrooms:	2	Age:	9
Lot Area:		Full Baths:	2	Zoning:	CD-93
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,662.50
Rear Yard Exp:		Maint. Fee:	250.28	For Tax Year:	2023
View:	No			P.I.D.:	029-540-798

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Carport & Garage
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 98
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Rooftop Deck	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Mixed	Fixtures Rmvd:	

View:	No
Mgmt. Company:	Davin Property Management - 604-594-5643
Complex / Subdiv:	
Services Connected:	Electricity, Sanitary Sewer, Septic, Water
Legal:	STRATA LOT 27, PLAN EPS2533, SECTION 24, 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
Amenities:	Recreation Center
Site Influences:	Central Location
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed, Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 10'3			
Main	Dining Room	11'7 x 8'			
Main	Kitchen	11'1 x 8'3			
Above	Primary Bedroom	13'2 x 9'5			
Above	Walk-In Closet	8'8 x 3'4			
Above	Bedroom	12'6 x 9'			
Below	Foyer	10'3 x 4'8			

Finished Floor (Main):	505 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	545 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	89 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,204 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	1,204 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

EXCHANGE - This lovely 2 bedroom townhome is just steps to Willoughby Town Centre and all levels of school - a fantastic find! Spacious, modern kitchen, family sized dining room, and a ROOFTOP PATIO with MOUNTAIN VIEWS that offers an extension of living space, creating opportunities for outdoor dining, gardening, or simply enjoying the fresh air and scenery, adding value and appeal! A wonderful combination of convenience and comfort! Pets welcome and BONUS storage room on patio.