

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	3	Age:	31
Lot Area:		Full Baths:	1	Zoning:	R4
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$2,147.37
Rear Yard Exp:		Maint. Fee:	415.00	For Tax Year:	2023
View:	Yes			P.I.D.:	017-942-012

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	No
Renovations:	Completely	Units in Dev:	56 - Total Units in Strata: 56
# of Fireplaces:	2 - Fuel: Electric,Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : mountains
Mgmt. Company:	Cornerstone Park Realty - 604-200-4040
Complex / Subdiv:	Parkview Place
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 49, PLAN LMS223, SECTION 7, TOWNSHIP 26, 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 OR V, AS APPROPRIATE
Amenities:	None
Site Influences:	Central Location,Greenbelt,Private Setting,Private Yard,Recreation Nearby,Treed
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Pantry,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Century 21 Creekside Realty (Luckakuck), Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 21'4	Above	Walk-In Closet	6'4 x 6'5
Main	Kitchen	10'1 x 10'5	Above	Bedroom	9'6 x 9'1
Main	Dining Room	8'4 x 10'5	Above	Bedroom	9'5 x 11'5
Above	Primary Bedroom	12'2 x 13'8	Below	Recreation Room	19'3 x 11'5

Finished Floor (Main):	641 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	659 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	2	Yes
Finished Floor (Bsmt):	386 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,686 sqft	Basement:	Full,Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,686 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Greenspace behind. Backing onto Clover Park and Vedder Elementary. Completely updated, with new flooring, quartz countertops, bathroom fixtures, flooring, stainless steel appliances, pantry and cozy natural gas fireplace. In the rec room downstairs, there is a new energy efficient furnace, hot water tank, and air conditioning, as well as an electric fireplace. No neighbours in front, a park behind, and surrounded by shops, schools, banks, and restaurants. Access to the park is steps away, just around the corner. On the main city bus route as well. Move in ready.