

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2003
Frontage (ft):	Bathrooms:	3	Age:	21
Lot Area:	Full Baths:	2	Zoning:	/
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,336.92
Rear Yard Exp:	Maint. Fee:	303.93	For Tax Year:	2023
View:			P.I.D.:	025-786-521

Style of Home:	3 Storey	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: CENTURY 21 PRUDENTIAL ESTATES - 604-278-2121

Complex / Subdiv: MOUNTAINVIEW ESTATES

Services Connected: Electricity,Natural Gas,Sanitary Sewer

Legal: STRATA LOT 92, BLOCK 6N, PLAN LMS4654, SECTION 5, RANGE 1, 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: In Suite Laundry,Playground

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby,Treed

Features: ClthWsh/Dryr/Frdg/Stve/DW,Smoke Alarm,Sprinkler - Fire

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Sutton Group - 1st West Realty, Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	13'11 x 10'	Above	Bedroom	10'5 x 9'3
Main	Living Room	10'2 x 8'10	Above	Bedroom	10'5 x 9'1
Main	Kitchen	9'6 x 9'3	Below	Recreation Room	18'10 x 9'9
Main	Family Room	14'5 x 9'4			
Main	Eating Area	9'6 x 7'3			
Above	Primary Bedroom	13' x 11'11			
Above	Walk-In Closet	7'1 x 6'7			

Finished Floor (Main):	680 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	687 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	346 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	3	Yes
Finished Floor (Total):	1,713 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,713 sqft	# Of Pets:				

Welcome to your new home in a friendly neighborhood! Nearby, you'll find both an elementary & secondary school, as well as convenient shopping options like Costco, Home Depot, and Walmart. Enjoy outdoor activities with parks and trails close by. Inside this well-maintained townhome, discover three cozy bedrooms upstairs, including a spacious master room with a large walk-in closet and two full bathrooms. The main level features a roomy kitchen with plenty of storage, a family room with a fireplace, and a convenient powder room. Downstairs, a versatile recreation room awaits, perfect for a home gym, guest space, or playroom. Step outside to enjoy the charming front yard, ideal for summer vibe. Complete with a side-by-side garage. Open House May 18, Sat 2-4pm, May 19, 12-2Pm