

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2006
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	18
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	MR10
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,987.02
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	629.30	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	027-036-081

<b>Style of Home:</b>	2 Storey w/Bsmt.,Corner Unit	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Open
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 76
<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>	Baseboard,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>	Tile - Concrete	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Peninsula Strata Mgt - 604-385-2242
<b>Complex / Subdiv:</b>	ELGIN POINTE
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 69 DISTRICT LOT 155 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1501 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>	Club House,Garden,In Suite Laundry
<b>Site Influences:</b>	Gated Complex,Golf Course Nearby,Marina Nearby,Private Setting,Private Yard,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Vacuum - Built In,Wet Bar
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'5 x 3'9	Above	Bedroom	11'9 x 11'7
Main	Living Room	19'11 x 17'5	Above	Bedroom	12'9 x 11'7
Main	Dining Room	18'7 x 10'3	Above	Den	11'10 x 10'3
Main	Kitchen	11'8 x 11'3	Bsmt	Family Room	37'4 x 16'10
Main	Primary Bedroom	13'11 x 11'9	Bsmt	Bedroom	15'10 x 11'11
Main	Walk-In Closet	8'4 x 4'9	Bsmt	Walk-In Closet	8'1 x 5'4
Main	Laundry	10'5 x 4'10	Bsmt	Utility	12'0 x 11'10

<b>Finished Floor (Main):</b>	1,350 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	734 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	1,315 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Finished Floor (Total):</b>	3,399 sqft	<b>Basement:</b>	Fully Finished	Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	3,399 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Elgin Pointe, a gated community of executive DUPLEX STYLE townhouses that is South Surrey/White Rock's best-kept secret! This unit offers main floor entry, vaulted ceilings, an open concept living/dining area, open kitchen with granite counters and s/s appliances. The large MAIN FLOOR primary bedroom's ensuite features double sinks, a soaker tub and separate shower. 2 bedrooms, bathroom, & a den/office upstairs. The lower level offers a huge family/recreation room c/w wetbar, 1 bedroom, bathroom, and an oversized mechanical room. This unit is in one of the best locations in the complex - large west facing windows gives a abundance of light year-round, very quiet, and a private backyard. Having a double garage and a reserved parking stall 3 cars can be parked.