

<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>	2	<b>Zoning:</b>	RM-30
<b>Flood Plain:</b>		<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$3,313.41
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	395.22	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	026-782-871

<b>Style of Home:</b>	3 Storey,End Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	28 - Total Units in Strata: 28
<b># of Fireplaces:</b>	1 - Fuel: Electric	<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>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	BRADSHAW STRATA MANAGEMENT - 604-576-2424
<b>Complex / Subdiv:</b>	THE BALMORAL
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 17, PLAN BCS1937, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, STRATA PHASE 2 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
<b>Amenities:</b>	In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'0 x 13'6	Above	Bedroom	10'7 x 9'4
Main	Dining Room	9'0 x 16'0	Above	Laundry	4'0 x 4'0
Main	Kitchen	12'0 x 14'0	Below	Bedroom	7'8 x 13'3
Main	Eating Area	9'0 x 7'0	Below	Foyer	4'8 x 7'0
Above	Primary Bedroom	14'8 x 10'8			
Above	Walk-In Closet	6'5 x 4'0			
Above	Bedroom	9'7 x 9'11			

<b>Finished Floor (Main):</b>	718 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	787 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	358 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,863 sqft	<b>Basement:</b>	None	Below	2	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	28			
<b>Grand Total:</b>	1,863 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

THE BALMORAL - 4 bedroom end unit with side by side double garage. Bright, spacious open plan with Maple kitchen cabinets and granite counter tops, stainless steel appliances, fridge with ice maker and gas stove. Main floor features convenient decks off kitchen and living room as well as a 2 piece bathroom. Upper floor has 3 bedrooms with 2 full bathrooms and laundry. Lower floor has another bedroom with a 2 piece bath also. Located close to Starr Park and very handy to all of Clayton and Willoughby amenities.