

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2004
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	20
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD37
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,294.97
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	335.75	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-042-291

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<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,Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Fibreglass	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : City
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	SUNRIDGE
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 18, PLAN BCS968, DISTRICT LOT 311, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	In Suite Laundry,Swirlpool/Hot Tub
<b>Site Influences:</b>	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Hot Tub Spa/Swirlpool,Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 12'5	Below	Foyer	5'10 x 4'6
Main	Kitchen	8'1 x 9'10			
Main	Dining Room	8'2 x 6'10			
Main	Den	12'1 x 9'1			
Above	Primary Bedroom	12' x 11'2			
Above	Bedroom	10'4 x 9'4			
Above	Bedroom	8'6 x 10'4			

<b>Finished Floor (Main):</b>	679 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	691 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	113 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	3	Yes
<b>Finished Floor (Total):</b>	1,483 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	1,483 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

DID someone say PRIVATE HOT TUB!!! NOTHING Compares to this SUNRIDGE 3 bed, 3 bath PLUS DEN(could be 4th BDRM) with a VIEW! Main floor has walk out access to your private fenced in back yard with plenty of room to relax and enjoy your PRIVATE HOT TUB! This updated townhome will not disappoint, new flooring, paint, ht water on demand, Furnace, heat pump, forced air heat pump upstairs A/C, cupboards/cabinets, extra visitor parking and walking trails just steps from your front door.Located close to schools, shopping, transit, playground.EXTRA LONG GARAGE allows for storage and or MAN CAVE. Plus you can bring pets! 2 Dogs/Cats no size restrictions. Open House sat/sun 1-3 May 11-12