

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2013
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	11
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,131.43
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	406.43	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	029-147-247

<b>Style of Home:</b>	3 Storey,Corner 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
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	55
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<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>	Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	AWM - 604-685-3227
<b>Complex / Subdiv:</b>	ETON
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 2, PLAN EPS1395, SECTION 10, TOWNSHIP 2, 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
<b>Amenities:</b>	Club House,Exercise Centre,Guest Suite,In Suite Laundry
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Oakwyn Realty Encore, Oakwyn Realty Encore

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 15'8	Above	Walk-In Closet	5'0 x 7'9
Main	Dining Room	10'4 x 14'3	Below	Foyer	6'6 x 3'11
Main	Kitchen	14'10 x 8'10			
Main	Den	5'0 x 7'0			
Above	Primary Bedroom	15'1 x 11'2			
Above	Bedroom	10'10 x 8'9			
Above	Bedroom	9'3 x 9'9			

<b>Finished Floor (Main):</b>	631 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	706 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	120 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	No
<b>Finished Floor (Total):</b>	1,457 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,457 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Introducing a luxurious 3 bed + Den 2.5 bathroom townhome in the prestigious Eton complex. This home features an open layout with 9 ft ceilings. As you walk into the kitchen you are treated with granite countertops, porcelain subway tile backsplash and updated stove & dishwasher. Step outside onto your patio and enjoy BBQing all summer long! Make your way upstairs to the Primary bedroom with 5 piece ensuite w/ soaker tub and walk-in shower. Two more bedrooms upstairs that are great sizes and a shared bathroom. This home also has a side by side double car garage. Access to 2 amenity buildings with a gym, party room and guest suite. Great location close to YMCA, schools and shopping. A truly refined living experience. Book your showing today!