

Lot Dimensions (ft):		Bedrooms:	5	Approx. Year Built:	2013
Frontage (ft):		Bathrooms:	4	Age:	13
Lot Area:		Full Baths:	3	Zoning:	CD-9
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,809.24
Rear Yard Exp:		Maint. Fee:	390.00	For Tax Year:	2025
View:	Yes			P.I.D.:	029018960

Style of Home:	Reverse 2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction Materials:	Frame Wood, Mixed (Exterior)	Covered Parking:	2
Foundation:	Concrete Perimeter	Parking Features:	Detached, Garage Double, Guest
Rain Screen:		Locker:	
Renovations:		Units in Dev:	16 - Total Units in Strata: 16
# of Fireplaces:	1 - Fuel: Gas	Distance to:	
Water Supply:	Public	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric, Natural Gas	Property Disc:	Yes
Outdoor Area:	Garden	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Carpet	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	Advantage Property Management
Complex / Subdiv:	
Services Connected:	Electricity Connected, Natural Gas Connected, Water Connected
Legal:	STRATA LOT 13, PLAN EPS737, SECTION 12, TOWNSHIP 23, 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:	Trash, Management, Snow Removal, Water
Site Influences:	
Features:	Washer/Dryer, Dishwasher, Refrigerator, Stove, Detached, Garage Double, Guest, Patio, Deck, Gas, Window Coverings, In Unit, Garden
Bylaw Restrict:	Cats OK, Dogs OK, Number Limit (Two), Yes With Restrictions
Listing Broker(s):	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'10 x 9'5	Above	Bedroom	11'11 x 11'8
Main	Living Room	19'3 x 12'1	Below	Bedroom	13'0 x 12'1
Main	Dining Room	13'9 x 10'10	Below	Recreation Room	18'5 x 12'1
Main	Bedroom	12'1 x 10'10			
Main	Pantry	4'10 x 4'9			
Above	Primary Bedroom	18'3 x 11'10			
Above	Bedroom	12'5 x 10'11			

Finished Floor (Main):	894 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	894 sqft	# Of Kitchens:	1	Main	4	0
Finished Floor (Below):	877 sqft	# Of Levels:	Two	Above	4	1
Finished Floor (Bsm):	0 sqft	Crawl/Bsmt Height:		Above	4	0
Finished Floor (Total):	2,665 sqft	Basement:	Full	Below	2	0
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,665 sqft	Pets Allowed:	Cats OK, Dogs OK, Number Limit (Two), Yes With Restrictions			

In the heart of Garrison Crossing, this 5 bed, 4 bath home is part of a quiet, duplex-style townhouse complex in a park-like setting, just steps to shops, dining, and recreation. The main level offers a bright open layout with large windows, engineered hardwood floors, and a functional kitchen featuring stainless steel appliances, stone counters, ample cabinetry, a butlers pantry, and a large island. A main-floor bedroom and full bathroom add flexibility. Upstairs includes three bedrooms, highlighted by a spacious primary suite with double closets and a full ensuite with double sinks. The fully finished basement provides a fifth bedroom, a large rec room with a play structure, and a new H/W tank. Enjoy relaxing outdoor spaces with a front and back porch, and your very own putting green.