

Lot Dimensions (ft):	Bedrooms:	3	Approx. Year Built:	2013
Frontage (ft):	Bathrooms:	3	Age:	13
Lot Area:	Full Baths:	2	Zoning:	CD
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,460.64
Rear Yard Exp:	Maint. Fee:	328.85	For Tax Year:	2025
View:	No		P.I.D.:	029242827

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction Materials:	Frame Wood, Vinyl Siding	Covered Parking:	2
Foundation:	Concrete Perimeter	Parking Features:	Garage Double
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	145 - Total Units in Strata: 145
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	Public	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric	Property Disc:	No
Outdoor Area:	Balcony	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Quay
Complex / Subdiv:	Mackenzie Estates
Services Connected:	Community, Electricity Connected, Water Connected
Legal:	STRATA LOT 30, PLAN EPS1394, SECTION 16, TOWNSHIP 8, 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, Maintenance Grounds, Management, Snow Removal, Water
Site Influences:	Central Location, Recreation Nearby
Features:	Washer/Dryer, Dishwasher, Refrigerator, Stove, Garage Double, Shopping Nearby, Patio, Deck, Electric, Central Location, Recreation Nearby, In Unit, Balcony
Bylaw Restrict:	Cats OK, Dogs OK, Number Limit (Two), Yes With Restrictions
Listing Broker(s):	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'5 x 11'5	Above	Bedroom	10'0 x 11'0
Main	Dining Room	14'3 x 16'11	Below	Storage	10'0 x 10'0
Main	Kitchen	10'0 x 15'0			
Above	Primary Bedroom	14'10 x 12'6			
Above	Walk-In Closet	6'10 x 5'5			
Above	Bedroom	10'0 x 9'0			

Finished Floor (Main):	676 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	690 sqft	# Of Kitchens:	1	Main	2	0
Finished Floor (Below):	121 sqft	# Of Levels:	Three Or More	Above	3	1
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	0
Finished Floor (Total):	1,487 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,487 sqft	Pets Allowed:	Cats OK, Dogs OK, Number Limit (Two), Yes With Restrictions			

Welcome home to this bright and spacious home in Mackenzie Estates. Offering 3 beds and 3 baths, this home is filled with natural light and thoughtfully designed for comfortable living. The open-concept main floor showcases soaring 10' ceilings, expansive windows, a modern kitchen, and generous living and dining areas— Rare and desirable fenced yard off the kitchen, perfect for kids and pets! Upstairs, the generous primary suite features a walk-in closet and full ensuite, complimented by two additional spacious bedrooms, a 4-piece main bath, and convenient upper-level laundry. A massive side by side double garage provides exceptional storage and functionality, no car shuffling required! Ideally located close to transit, shopping, parks, and schools, you will love living here!