

Lot Dimensions (ft):	0 x 0	Bedrooms:	3	Approx. Year Built:	2005
Frontage (ft):		Bathrooms:	3	Age:	21
Lot Area:		Full Baths:	2	Zoning:	MT1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,556.68
Rear Yard Exp:		Maint. Fee:	392.36	For Tax Year:	2025
View:	No			P.I.D.:	026289954

Style of Home:		Parking:	Total: 2 - Covered: 4
Construction Materials:	Frame Wood, Stone (Exterior), Vinyl Siding	Covered Parking:	4
Foundation:	Concrete Perimeter	Parking Features:	Garage Double, Front Access
Rain Screen:		Locker:	0
Renovations:		Units in Dev:	24
# of Fireplaces:	1 - Fuel: Gas	Distance to:	
Water Supply:	Public	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Playground	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Pacific Quorum Properties Inc.
Complex / Subdiv:	
Services Connected:	Electricity Connected, Natural Gas Connected, Water Connected
Legal:	STRATA LOT 21, PLAN BCS1236, SECTION 28, TOWNSHIP 17, 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:	Clubhouse, Trash, Maintenance Grounds, Management, Snow Removal, Water
Site Influences:	Central Location, Cul-De-Sac, Near Golf Course
Features:	Washer/Dryer, Dishwasher, Refrigerator, Stove, Garage Double, Front Access, Gated, Patio, Gas, Central Location, Cul-De-Sac, Near Golf Course, In Unit, Playground
Bylaw Restrict:	Cats OK, Dogs OK, Number Limit (One), Yes With Restrictions
Listing Broker(s):	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'2 x 10'6	Above	Bedroom	11'7 x 14'1
Main	Kitchen	9'0 x 9'1	Above	Bedroom	11'2 x 14'1
Main	Living Room	9'11 x 9'1			
Main	Living Room	13'2 x 16'9			
Above	Primary Bedroom	13'3 x 16'9			
Above	Walk-In Closet	9'7 x 4'7			
Above	Laundry	7'2 x 4'10			

Finished Floor (Main):	632 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	954 sqft	# Of Kitchens:	1	Main	2	0
Finished Floor (Below):	0 sqft	# Of Levels:	Two	Above	3	1
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	0
Finished Floor (Total):	1,586 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,586 sqft	Pets Allowed:	Cats OK, Dogs OK, Number Limit (One), Yes With Restrictions			

Rarely available townhome in a gated complex of just 24 homes. This move-in ready, beautifully updated 3-bedroom, 2.5-bath home offers 1,586 sq.ft. of functional two-storey living with new flooring throughout (no carpet) and fresh designer paint colours. The open-concept main floor seamlessly connects the kitchen, dining, and family room, featuring a renovated kitchen with painted cabinets, newer appliances, and a stone-faced fireplace in the family room. Double French doors open to a fully fenced backyard with mature hedging for added privacy. Bathrooms have been completely redone and the spacious primary bedroom includes a walk-in closet ensuite. Double garage, large crawlspace for storage, new hot water tank, annual vent servicing, on-site RV parking, playground and clubhouse.