

Lot Dimensions (ft):		Bedrooms:	4	Approx. Year Built:	1980
Frontage (ft):		Bathrooms:	4	Age:	46
Lot Area:		Full Baths:	1	Zoning:	RM45
Flood Plain:	No	Half Baths:	3	Gross Taxes:	\$2,848.22
Rear Yard Exp:		Maint. Fee:	468.58	For Tax Year:	2025
View:	No			P.I.D.:	001627848

Style of Home:		Parking:	Total: 2 - Covered: 1
Construction Materials:	Frame Wood, Wood Siding	Covered Parking:	1
Foundation:	Concrete Perimeter	Parking Features:	Carport Single, Guest, Front Access
Rain Screen:		Locker:	0
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas	Distance to:	Public Transit: 1 block - School Bus: 1 block
Water Supply:	Public	Title to Land:	Freehold Strata
Fuel/Heating:	Electric, Natural Gas	Property Disc:	Yes
Outdoor Area:		PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Advantage Property Mgmt - 604-858-7363
Complex / Subdiv:	
Services Connected:	Electricity Connected, Natural Gas Connected, Water Connected
Legal:	STRATA LOT 40 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN NW1009 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Trash, Maintenance Grounds, Management, Snow Removal
Site Influences:	Cul-De-Sac, Private
Features:	Washer/Dryer, Dishwasher, Refrigerator, Stove, Carport Single, Guest, Front Access, Patio, Gas, Cul-De-Sac, Private, In Unit
Bylaw Restrict:	Yes With Restrictions
Listing Broker(s):	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14' x 9'4"	Bsmt	Den	10' x 10'
Main	Dining Room	9'10 x 9'4"	Below	Bedroom	10' x 10'
Main	Living Room	19'6 x 11'6"	Below	Storage	3' x 8'
Above	Primary Bedroom	14' x 13'			
Above	Bedroom	9'6 x 9'3"			
Above	Bedroom	9'6 x 12'8"			
Bsmt	Recreation Room	16' x 11'			

Finished Floor (Main):	690 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	690 sqft	# Of Kitchens:	1	Main	2	0
Finished Floor (Below):	0 sqft	# Of Levels:	Two	Above	4	0
Finished Floor (Bsmt):	690 sqft	Crawl/Bsmt Height:		Above	2	0
Finished Floor (Total):	2,070 sqft	Basement:	None	Below	2	0
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,070 sqft	Pets Allowed:	Yes With Restrictions			

BROOKSIDE TERRACE! Spacious 4-bedroom townhome with a finished basement, perfect for families. Features include a bright open-concept floor plan, modern white kitchen with tile backsplash, and a large private, terraced backyard ideal for summer entertaining. The basement offers a rec room, den, and plenty of storage. Secure gated complex, two parking spaces / 1 being in the single carport. A fantastic family home in a great community setting—don't miss it! Walking distance to all levels of schools. Call today to view this unit.