



DOM: **56** List Date: **10/24/2023** Expiry Date: **4/24/2024**
 Prev. Price: **\$0** Original Price: **\$700,000** Sold Date: **12/19/2023**

Meas. Type: If new, GST/HST inc?: Approx. Year Built: **1992**
 Frontage (feet): Bedrooms: **2** Age: **31**
 Frontage (metres): Bathrooms: **3** Zoning: **RM-4**
 Depth/Size: Full Baths: **2** Gross Taxes: **\$3,325.95**
 Sq. Footage: **0.00** Half Baths: **1** For Tax Year: **2022**
 Flood Plain: P.I.D.: **018-043-631** Tax Inc. Utilities?:
 View: : Tour:
 Complex / Subdiv: **TELOSKY VILLAGE**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/ Bsmt.** Total Parking: **2** Covered Parking: **1** Parking Access: **Side**
 Construction: **Frame - Wood** Parking: **Add. Parking Avail., Garage; Single, Open**
 Exterior: **Mixed** Dist. to Public Transit: **NEARBY** Dist. to School Bus: **NEARBY**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Renovations: Reno. Year: Property Disc.: **Yes**
 # of Fireplaces: **2** R.I. Fireplaces: Metered Water: Fixtures Leased: **No**
 Fireplace Fuel: **Gas - Natural** R.I. Plumbing: Fixtures Rmvd: **No**
 Fuel/Heating: **Forced Air** Floor Finish: **Mixed, Tile, Vinyl/Linoleum, Carpet**
 Outdoor Area: **Balcony(s), Patio(s)**
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 33, PLAN NWS3409, DISTRICT LOT 402, GROUP 1, 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 1** Municipal Charges
 Amenities: **In Suite Laundry** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences: **Adult Oriented, Central Location, Gated Complex, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Freezer, Microwave, Refrigerator**

Finished Floor (Main): **1,306** Units in Development: **43** Tot Units in Strata: **43** Locker:
 Finished Floor (Above): **0** Exposure: Storeys in Building:
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **SELF MANAGED** Mgmt. Co's #:
 Finished Floor (Below): **580** Maint Fee: **\$456.00** Council/Park Apprv:
 Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**
 Finished Floor (Total): **1,886sq. ft.** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed** # of Pets: **1** Cats: **Yes** Dogs: **Yes**
 Unfinished Floor: **0** Restricted Age:
 Grand Total: **1,886sq. ft.** # or % of Rentals Allowed:
 Suite: **None** Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Basement: **Fully Finished** Short Term Lse-Details:
 Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **13**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	24'1 x 13'8	Below	Bedroom	8'7 x 10'4	1	Main	2	No
Main	Kitchen	17' x 11'2	Below	Laundry	9'11 x 12'11	2	Main	4	Yes
Main	Dining Room	12'2 x 12'5	Below	Storage	7'2 x 3'	3	Below	4	No
Main	Primary Bedroom	14'3 x 14'	Main	Patio	12'9 x 7'3	4			
Main	Walk-In Closet	7'3 x 5'11	Below	Patio	11'11 x 7'1	5			
Main	Den	7'3 x 10'3			x	6			
Main	Foyer	3'4 x 6'3			x	7			
Below	Flex Room	15'4 x 11'4			x	8			

List Broker 1: **RE/MAX LIFESTYLES REALTY - Office: 604-466-2838** List Broker 3:
 List Desig Agt 1: **Leah Faulkner - Phone: 604-861-6997** **faulkner@telus.net**
 List Broker 2: **Touchbase**
 List Desig Agt 2: **3** Call: **LEAH FAULKNER**
 Phone: **604-861-6997**
 Buyer's Broker 1: **Keller Williams Elite Realty - Office: 604-468-0010**
 Buyer's Agent 1: **Jordan Macnab PREC*** 2: **3:**
 Owner: ****Privacy Protected****
 Commission: **3.255% ON THE FIRST \$100,000 AND 1.1625 ON THE BALANCE**
 Occupancy: **Owner**

Realtor ****PRIVACY PROTECTED**** Measurements done by 4 Corners Floorplan. Buyer/Buyers agent to verify if deemed important. Unit has a single garage and an extra parking space in the complex. Extra fridge and freezer in laundry room can stay. One pet allowed (44lbs size restriction). Easy to show or visit the OPEN HOUSE, Sunday Nov 26 from 1-3pm Send your clients, full cooperation.

Welcome to your new home in the gated townhouse complex known as Telosky Village. This 2-bed, 3-bath, 1886 sqft rancher TH is a true gem with the primary bedroom thoughtfully located on the main floor. You will appreciate the fresh paint & updated vinyl plank flooring in the living & dining room, the SS appliances and a spacious living room and den on the main floor. The second bedroom is tucked away downstairs, ensuring privacy & an additional family room provides even more room to spread out. You have the privilege of enjoying your private patio, offering a serene outdoor space to unwind. The single-car garage & extra parking space make parking a breeze. You'll love the proximity to shopping, schools, and recreational facilities. Open House Sun, Nov 26 (1-3)