



Lower Floor Plan



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**#14 - 3175 Baird**

**Offered at \$ 719,800**



If you want to spend your leisure time where it counts – with family and friends, enjoying the world around you – this beautiful, like-new townhouse provides just the home you need. With friendly neighbours, no maintenance concerns, and nearby trails, restaurants and community amenities, you can create the life you've always wanted.





No matter what the season, you'll never experience another 'dreary day' in this bright, like-new townhome that welcomes exterior light from every angle. From the moment you walk in the front door, every room welcomes you with its clean design, modern neutral colour schemes, high ceilings and plus-size picture windows. Even the basement has a bright third bedroom/office with a walk-out patio – there are no dark corners to be found!

You'll have lots of time to devote to your leisure-time pursuits in this very quiet, off-street end unit. With beautiful finishing inside and no exterior maintenance concerns (the Brody-built Arbour Wind complex comes with beautiful landscaping!) just move in and get to know this community of friendly neighbours. Enjoy mountain views from your kitchen balcony –the largest in the complex – and a woodscaped vista from your front rooms.

Interior luxuries include a sleek kitchen with granite countertops, upgraded stainless appliances, wooden cabinetry and an eating bar, and two and a half bathrooms with granite counters and heated tile flooring. Multiple bay windows, hardwood floors, and instant hot water on demand add to the home's deluxe ambience. Bedrooms upstairs include a master with double-vanity ensuite bath and a bright second bedroom with gazebo-like views in two directions. With its own ground-level double garage and quiet surroundings, this townhouse feels like a freestanding home unto itself –minus all the maintenance work!

Many local trails and Lynn Valley town centre are within just a few minutes' walk, so you'll be able to park the car and spend your gas money on some nice dinners out! Move in now and enjoy a snug fall and winter.

Type:	Townhouse	Size:	1,523 sqft	Strata:	\$270
Beds:	3	Baths:	2 1/2	Taxes:	\$3,857



**Highlights:**  
Bright end unit • Quality Brody construction • 2/5/10 warranty • Hot water on demand • Double-car garage • Premium location