

Depth/Size (ft):	Bedrooms: 1	Approx. Year Built: 2020
Frontage (ft):	Bathrooms: 1	Age: 4
Lot Area:	Full Baths: 1	Zoning: RES
Flood Plain:	Half Baths: 0	Gross Taxes: \$2,729.99
Rear Yard Exp:	Maint. Fee: 261.82	For Tax Year: 2023
View:		P.I.D.: 030-919-096

Style of Home: Upper Unit	Parking: Total: 1 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Glass,Mixed	Parking Access: Front
Foundation:	Parking: Garage; Underground,Visitor Parking
Rain Screen:	Locker: No
Renovations:	Units in Dev: 145 - Total Units in Strata: 145
# of Fireplaces:	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard,Electric	Property Disc: Yes
Outdoor Area: Balcony(s)	PAD Rental:
Type of Roof: Asphalt,Torch-On	Fixtures Leased: No
Floor Finish: Mixed,Vinyl/Linoleum,Carpet	Fixtures Rmvd: No

View:

Mgmt. Company: AWM - 604-685-3227

Complex / Subdiv: Park Hill

Services Connected: Community,Electricity,Sanitary Sewer,Water

Legal: STRATA LOT 97, PLAN EPS5206, SECTION 14, 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: Elevator,In Suite Laundry,Playground

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Smoke Alarm,Sprinkler - Fire

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): RE/MAX Crest Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'2 x 13'1			
Main	Primary Bedroom	15'8 x 12'1			
Main	Kitchen	10'8 x 10'0			
Main	Walk-In Closet	8'3 x 5'5			
Main	Laundry	4'2 x 3'7			
Main	Patio	10'1 x 5'2			

Finished Floor (Main): 704 sqft	# Of Rooms: 6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	4	Yes
Finished Floor (Below): 0 sqft	# Of Levels: 1			
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 704 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 704 sqft	# Of Pets:			

Welcome to this spacious South facing 1 bedroom condo in Willoughby neighborhood! Located on the 2nd floor of the building, this stunning home features thoughtfully designed open concept floor plan, spacious kitchen with Quartz countertop, S/S appliances, island with built-in storage, modern vinyl resistant floors in the main area & plush carpets in the bedroom. Extra-large rooms, wide doors, oversize bathroom, & walk-in closet! Abundant, natural light fills the entire home. Located in a quiet residential neighbourhood, nestled against the private, protected greenbelt, walking distance to everything. Great for first time home buyers, down-sizers or investors. Don't miss out on this one!