

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2023
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	1	<b>Age:</b>	1
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	RM-2
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$0.00
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	344.86	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	031-987-753

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	82 - Total Units in Strata: 82
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** FRASER PROPERTY MANAGEMENT - 604-466-7021

**Complex / Subdiv:** SIERRA RIDGE

**Services Connected:** Electricity,Sanitary Sewer,Water

**Legal:** STRATA LOT 47 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS9123TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** Club House,Elevator,Exercise Centre,In Suite Laundry,Storage,Wheelchair Access

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Windows - Thermo

**Bylaw Restrict:** Rentals Allowed

**Listing Broker(s):** Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'3 x 9'9			
Main	Dining Room	14'7 x 9'3			
Main	Living Room	14'7 x 10'11			
Main	Den	6'2 x 6'4			
Main	Primary Bedroom	10'10 x 12'2			
Main	Walk-In Closet	10'6 x 5'7			
Main	Foyer	7'11 x 6'0			

<b>Finished Floor (Main):</b>	863 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	863 sqft	<b>Basement:</b>	Part			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	863 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

\*LARGE 1 BED + DEN in the new SIERRA RIDGE COMPLEX\* 863 SqFt. with Air Conditioning and spacious patio facing QUIET side of the building! Unit features a gourmet kitchen with high end SS appliances, real wood cabinetry, pantry or broom closet, waterfall stone countertops, 9' ceilings and pot lighting. Unit also features laminate and tile flooring throughout, soaker tub, huge master suite with full WALK IN closet, and 2 sliding glass doors to your spacious and quiet patio. Complex located on quiet and private road. Secured underground parking on same level as main entrance lobby with storage locker closeby. Rooftop lounge with gas fire pits, BBQ, Fraser River views. Great location close to all shops/schools!