

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	1	<b>Age:</b>	31
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	RM4
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,504.19
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	467.00	<b>For Tax Year:</b>	2024
<b>View:</b>			<b>P.I.D.:</b>	018-422-861

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Log	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	160 - Total Units in Strata: 160
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<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>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Ascent - 604-431-1800

**Complex / Subdiv:** Winchelsea

**Services Connected:** Electricity

**Legal:** STRATA LOT 9 DISTRICT LOT 69 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS1035 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

**Amenities:** Bike Room,In Suite Laundry,Storage,Wheelchair Access

**Site Influences:** Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

**Listing Broker(s):** Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'			
Main	Kitchen	11' x 9'			
Main	Dining Room	12' x 10'			
Main	Primary Bedroom	12' x 11'			
Main	Laundry	3' x 3'			

<b>Finished Floor (Main):</b>	765 sqft	<b># Of Rooms:</b>	5	<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>	765 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	765 sqft	<b># Of Pets:</b>				

Great square footage in this charming 1 bedroom garden level unit with covered patio and fenced wraparound yard! Windows to the South East allow for tons of natural lights. Spacious cozy and quite inside unit. Features include: updated laminated floor; washer/dryer; dishwasher, in suite laundry; gas fire place included in strata fee. 1 parking & 1 locker. Well managed building with pro-active strata. Nestled on cul-de-sac in the central location. 1 block from Vancouver and minutes to Brentwood Mall, Metrotown, and BCIT. Close to Deer Lake, Central Park, Burnaby General Hospital etc.