

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	3	Age:	14
Lot Area:		Full Baths:	3	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,479.19
Rear Yard Exp:		Maint. Fee:	1,073.34	For Tax Year:	2023
View:	Yes			P.I.D.:	028-208-633

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete,Concrete Frame	Covered Parking:	2
Exterior:	Concrete,Mixed	Parking Access:	Side
Foundation:		Parking:	Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Completely	Units in Dev:	- Total Units in Strata: 153
# of Fireplaces:	0 - Fuel:	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:	Other	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : City & Mountain
Mgmt. Company:	FIRST SERVICE RESIDENTIAL - 604-683-8900
Complex / Subdiv:	MOTIF AT CITI
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 143, PLAN BCS3805, DISTRICT LOT 119, 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 V
Amenities:	Bike Room,Elevator,Exercise Centre,Sauna/Steam Room,Swirlpool/Hot Tub
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Microwave,Security System,Smoke Alarm,Sprinkler - Fire,Wine Cooler
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	13'10 x 4'3	Main	Bedroom	12'9 x 11'6
Main	Kitchen	16'5 x 13'1	Main	Laundry	5'7 x 5'1
Main	Living Room	17'5 x 17'2			
Main	Dining Room	13'10 x 12'4			
Main	Primary Bedroom	15'5 x 11'7			
Main	Walk-In Closet	8'5 x 5'6			
Main	Bedroom	12'11 x 11'3			

Finished Floor (Main):	1,947 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Main	4	No
Finished Floor (Total):	1,947 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,947 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

LUXURY LIVING in Brentwood Mall area built by Appia Group. This 1947SF, spacious 3 bed & 3 full bath home, showcases STUNNING 180 degree East, North & West VIEWS. The open style kitchen is renovated w/ high end cabinetry & appliances, countertops, & espresso maker. Spacious living & dining rooms are perfect for entertaining featuring newer engineered hardwood throughout. Other upgrades include custom cabinetry throughout, 120 bottle wine fridge, and built in wall bed and desk in guest bedroom. Enjoy INCREDIBLE VIEWS on a 480SF WRAP AROUND BALCONY perfect for entertaining! Off the dining area is a secondary balcony at 112SF with more views. 2 CP parking, 1 CP locker, and fantastic amenities. Location beside Brentwood Mall, Skytrain, Solo District, Whole Foods & more! See videoe!