

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	0
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	RT-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$0.00
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	032-163-282

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Stucco	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Other
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	2 - Total Units in Strata: 2
<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>	Heat Pump,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : Stunning Mountain Views
<b>Mgmt. Company:</b>	Not applicable
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 1 DISTRICT LOT 549 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9946TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Lane Access,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Heat Recov. Vent.,Range Top,Security System,Vacuum - Built In
<b>Bylaw Restrict:</b>	No Restrictions
<b>Listing Broker(s):</b>	Oakwyn Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'8 x 4'7	Above	Walk-In Closet	5'3 x 4'5
Main	Kitchen	13'11 x 8'3	Bsmt	Utility	6'8 x 7'0
Main	Dining Room	13'4 x 7'8	Bsmt	Living Room	12'3 x 8'2
Main	Living Room	16'4 x 10'9	Bsmt	Dining Room	12'3 x 5'10
Above	Bedroom	9'0 x 8'10	Bsmt	Kitchen	8'10 x 7'2
Above	Bedroom	9'1 x 8'10	Bsmt	Bedroom	9'11 x 10'8
Above	Primary Bedroom	11'1 x 10'4			

<b>Finished Floor (Main):</b>	600 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	600 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	3	No
<b>Finished Floor (Bsmt):</b>	600 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	Yes
<b>Finished Floor (Total):</b>	1,800 sqft	<b>Basement:</b>	Fully Finished	Bsmt	3	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,800 sqft	<b># Of Pets:</b>				

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