

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	2	Age:	28
Lot Area:		Full Baths:	2	Zoning:	DD CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,737.26
Rear Yard Exp:	Northeast	Maint. Fee:	748.00	For Tax Year:	2023
View:	Yes			P.I.D.:	023-462-094

Style of Home:	2 Storey,Penthouse	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Brick,Concrete,Stucco	Parking Access:	Lane,Rear
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	No
Renovations:	Completely	Units in Dev:	50 - Total Units in Strata: 50
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:	Yes : City & Peekaboo Water
Mgmt. Company:	First Service Residential
Complex / Subdiv:	Studio 518
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 48 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2445 TOGETHER WITH AN
Amenities:	Elevator,In Suite Laundry,Storage
Site Influences:	Central Location,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Jetted Bathtub,Pantry,Range Top,Sprinkler - Fire,Windows - Thermo,Wine Cooler
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Homelife Benchmark Realty Corp., Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3' x 5'			
Main	Kitchen	11'3 x 10'10			
Main	Living Room	16'4 x 9'11			
Main	Dining Room	14'10 x 9'11			
Main	Storage	6' x 4'			
Above	Primary Bedroom	10'11 x 20'1			
Above	Walk-In Closet	6' x 4'			

Finished Floor (Main):	745 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	421 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,166 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,166 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

This one of a kind, Luxury 2 Level Penthouse is a rare find & rarely available! Masterful finishes with a strong design element will WOW you! This beautiful 2 level, 1 Bed | 2 Full Bath Home w/rare outlook onto green space & large private 300 sqft Deck on sec floor. Finished w/hardwood & tile floors, brick walls, wood beams - gives this unit a warmth like no other. An abundance of natural light through European designed windows & doors. Top of the line SS Appliances w/custom storage in this Chefs Kitchen. Located in the heart of the Stadium Dist it is walking distance to all amenities. This unique Heritage Building has had recent updates of the roof, deck & plumbing. Walking distance to cafes, restaurants, theatre, future art gallery, shops & skytrain. 1 parking stall & in-suite storage.