

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	2	Age:	5
Lot Area:		Full Baths:	2	Zoning:	R2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,849.76
Rear Yard Exp:		Maint. Fee:	538.91	For Tax Year:	2023
View:	Yes			P.I.D.:	030-916-097

Style of Home:	Corner Unit,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete,Concrete Frame,Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Wood	Parking Access:	
Foundation:		Parking:	Garage Underbuilding,Garage; Double
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt,Metal	Fixtures Leased:	
Floor Finish:	Mixed	Fixtures Rmvd:	

View:	Yes : Lake & Mountains
Mgmt. Company:	Homelife Advantage Realty - 604-858-7368
Complex / Subdiv:	Lakeside
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 8, PLAN EPS6332, SECTION 24, TOWNSHIP 22, 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:	Air Cond./Central,In Suite Laundry
Site Influences:	Gated Complex,Golf Course Nearby,Marina Nearby,Private Setting,Recreation Nearby,Waterfront Property
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Microwave,Water Treatment
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 15'6	Main	Primary Bedroom	15'0 x 12'11
Main	Foyer	5'0 x 10'0			
Main	Dining Room	14'2 x 8'6			
Main	Kitchen	8'10 x 12'2			
Main	Bedroom	7'10 x 12'5			
Main	Bedroom	10'6 x 11'10			
Main	Walk-In Closet	5'0 x 10'10			

Finished Floor (Main):	1,343 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	5	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,343 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,343 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Lakeside at Cultus Lake, an exclusive WATERFRONT luxury end unit condo. Beautiful bright open kitchen with a sprawling island perfect for entertaining, quartz countertops, high-end stainless steel appliances & gas stove. Durable high end hardwood flooring, a beautiful captivating fireplace, large expansive windows & deck to take in the unobstructed views of the lake. Nat-Gas BBQ hook up, tankless hot water on demand, heated bathroom floors, A/C for each room & much more. This exclusive condo comes with a private boat slip, 2 secure parking spaces and a floating entertainment lounge with BBQ area and beautiful pergola for shade on hot summer days. This freehold lakefront property on Cultus Lake is very limited so call today to view this amazing home!