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|-------------------------|-----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | 0.0 | Bedrooms: | 2 | Approx. Year Built: | 2017 |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 7 |
| Lot Area: | | Full Baths: | 2 | Zoning: | CD-24 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$2,871.65 |
| Rear Yard Exp: | | Maint. Fee: | 466.55 | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 030-122-104 |

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|-------------------------|----------------------|-------------------------|----------------------------------|
| Style of Home: | Corner Unit | Parking: | Total: 1 - Covered: 1 |
| Construction: | Concrete | Covered Parking: | 1 |
| Exterior: | Mixed | Parking Access: | |
| Foundation: | | Parking: | Garage Underbuilding |
| Rain Screen: | Full | Locker: | Yes |
| Renovations: | | Units in Dev: | 130 - Total Units in Strata: 130 |
| # of Fireplaces: | 0 - Fuel: None | 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: | Laminate,Tile,Carpet | Fixtures Rmvd: | No |

View: Yes : Fraser River and City Views

Mgmt. Company: First Service Residential - 855-683-8900

Complex / Subdiv: THE ELLIOT

Services Connected: Community,Electricity,Natural Gas,Water

Legal: STRATA LOT 68, BLOCK 19, PLAN EPS4196, 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,In Suite Laundry,Recreation Center,Storage

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: Clothes Washer/Dryer,Dishwasher,Microwave,Oven - Built In,Range Top,Refrigerator

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

Listing Broker(s): Royal LePage Little Oak Realty

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

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|--------------------------------|----------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 895 sqft | # Of Rooms: | 7 | 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 | 4 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 895 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | |
| Grand Total: | 895 sqft | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

Discover The Elliot – where urban living meets tranquility. This Downtown New Westminister corner unit offers unparalleled views of the Fraser River, Mount Baker, and the City, creating a picturesque backdrop for daily life. Centrally located, trails, shops, and the Columbia SkyTrain station are a short stroll away. Qayqayt Elementary and nearby daycares make The Elliot a space to grow, not just a home. No commuting worries – a bus stop awaits outside your door. Inside, find a chef's dream kitchen with a gas range, double-wide disguised fridge & freezer, and a wall-in oven, ensuring culinary delights at your fingertips. With Two spacious bedrooms and well-designed bathrooms, The Elliot is more than a home; it's modern, comfortable living. Ready to turn The Elliot into your sanctuary?