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|-------------------------|-----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 2 | Approx. Year Built: | 2019 |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 5 |
| Lot Area: | | Full Baths: | 2 | Zoning: | CD-19 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$2,966.51 |
| Rear Yard Exp: | | Maint. Fee: | 380.00 | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 030-854-792 |

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|-------------------------|--------------------------|-------------------------|-----------------------|
| Style of Home: | Inside Unit | Parking: | Total: 1 - Covered: 1 |
| Construction: | Log | Covered Parking: | 1 |
| Exterior: | Fibre Cement Board,Stone | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Underground |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | 91 |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Electric,Heat Pump | Property Disc: | Yes |
| Outdoor Area: | Balcony(s) | PAD Rental: | |
| Type of Roof: | Asphalt,Torch-On | Fixtures Leased: | No |
| Floor Finish: | Laminate,Tile | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | Yes : Surrounding Mountains & River |
| Mgmt. Company: | Homelife Advantage |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | STRATA LOT 12, PLAN EPS4943, SECTION 1, TOWNSHIP 23, 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,Elevator,In Suite Laundry |
| Site Influences: | |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings |
| Bylaw Restrict: | Pets Allowed w/Rest.,Rentals Allowed |
| Listing Broker(s): | Century 21 Creekside Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|---------|------------|
| Main | Kitchen | 9'10 x 13'4 | Main | Storage | 5'9 x 4'7 |
| Main | Dining Room | 12'4 x 9'8 | Main | Foyer | 5'5 x 7'2 |
| Main | Living Room | 14'4 x 14'5 | | | |
| Main | Primary Bedroom | 14'11 x 16'4 | | | |
| Main | Walk-In Closet | 4'8 x 7'2 | | | |
| Main | Bedroom | 12'9 x 9'3 | | | |
| Main | Laundry | 6'3 x 8'6 | | | |

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|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,244 sqft | # Of Rooms: | 9 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 5 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 1,244 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | 100 | | | |
| Grand Total: | 1,244 sqft | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

Stunning, like new, South facing 2 bed 2 bath condo at The Boardwalk. Walk out your front door to the banks of the Vedder River and the popular trails & parks. Beautiful south west facing suite with a large patio and floor to ceiling windows for all the natural light! Your new home features modern shaker white cabinetry with under-mount sinks, under cabinet lighting, soft close drawers, quartz counters (kitchen & laundry), & black stainless appliances. Tile & laminate flooring throughout. Tall 9 foot ceilings and a gas fireplace with superior finishes and fixtures. Custom California closets throughout. Suite has been owner occupied since day 1 and is well maintained, never been rented out. 2 pets allowed, 1 covered parking! Now it's your opportunity to live in this great neighbourhood!