

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1992
Frontage (ft):		Bathrooms:	1	Age:	32
Lot Area:		Full Baths:	1	Zoning:	RL2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,041.25
Rear Yard Exp:	East	Maint. Fee:	348.00	For Tax Year:	2023
View:	No			P.I.D.:	017-917-603

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	14 - Total Units in Strata: 14
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Asphalt,Other	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	self managed
Complex / Subdiv:	Four Pillars
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL LMS536 LT 6 DL 764 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.
Amenities:	Elevator,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Windows - Thermo
Bylaw Restrict:	Pets Not Allowed
Listing Broker(s):	Sutton Premier Realty, Sutton Premier Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'1			
Main	Dining Room	10' x 6'4			
Main	Kitchen	8'6 x 7'7			
Main	Primary Bedroom	14'10 x 10'11			
Main	Foyer	12'4 x 3'8			

Finished Floor (Main):	854 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	854 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	854 sqft	# Of Pets:	Cats: No, Dogs: No			

Four Pillars - "insuite laundry" very spacious and well maintained 1 bedroom with cheater ensuite. East facing unit near Capilano & Marine offers excellent access to buses, shopping and highway transportation routes. Features include bright white Euro vinyl wrapped kitchen cabinets with Oak accents, granite counter-tops with undermount sink & more! Updated fridge and stove and brand new dishwasher. Cozy corner gas fireplace with granite surround, easy care laminate flooring, secured underground parking & separate storage locker. Taxes include utilities. Low maintenance fee includes gas for fireplace and hot water.