

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

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

<b>View:</b>	No
<b>Mgmt. Company:</b>	self managed
<b>Complex / Subdiv:</b>	Four Pillars
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	PL LMS536 LT 6 DL 764 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.
<b>Amenities:</b>	Elevator,In Suite Laundry,Storage,Wheelchair Access
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	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			

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