

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	1	Age:	17
Lot Area:		Full Baths:	1	Zoning:	RM3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,537.42
Rear Yard Exp:	North	Maint. Fee:	391.99	For Tax Year:	2023
View:	Yes			P.I.D.:	026-976-013

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	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:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View: Yes : NORTH SHORE MOUNTAINS

Mgmt. Company: Associa - 604-591-6060

Complex / Subdiv: TANDEM 3

Services Connected: Electricity,Sanitary Sewer,Water

Legal: STRATA LOT 53 DISTRICT LOT 119 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2205 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,Club House,Elevator,Exercise Centre,In Suite Laundry,Swirlpool/Hot Tub

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave

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

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'7 x 9'8			
Main	Dining Room	11'7 x 10'3			
Main	Kitchen	9'1 x 8'3			
Main	Bedroom	11'9 x 10'0			
Main	Foyer	5'5 x 3'11			

Finished Floor (Main):	635 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):	635 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	635 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

ATTENTION INVESTORS & 1ST TIME HOME BUYERS! Enjoy this spacious condo that offers an open plan featuring a generous kitchen, granite counters, SS appliances, breakfast bar, workstation, electric fireplace,& quality finishings. This property has been freshly painted, & professionally cleaned, ensuring a modern, move-in-ready home. Located in a desirable location with low-maintenance living, high resale value, & enhanced security in a secure building. Amenities include a hot tub, sauna, steam rm, fitness center, party rm,& 3rd-floor garden terrace, making this an exceptional property. Conveniently located near the Gilmore Skytrain for easy transit access, retail shops, Starbucks, Save-On Food & Brentwood Mall at your doorstep. Bring your pets, they will love the trails.