

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	0	<b>Approx. Year Built:</b>	1994
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	30
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	C-7
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,398.69
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	414.22	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	018-977-014

<b>Style of Home:</b>	Bachelor/Studio	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete,Glass,Stucco	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 28
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	Community	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	KORECKI REAL ESTATE SERVICES - 604-233-7772
<b>Complex / Subdiv:</b>	METRO
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 2, PLAN LMS1637, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 539/18638 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, A
<b>Amenities:</b>	Bike Room,Elevator,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'4 x 12'2			
Main	Flex Room	8'1 x 12'2			
Main	Kitchen	12'2 x 12'6			
Main	Foyer	4'3 x 6'			

<b>Finished Floor (Main):</b>	570 sqft	<b># Of Rooms:</b>	4	<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 (Bsm):</b>	0 sqft	<b>Crawl/Bsm Height:</b>				
<b>Finished Floor (Total):</b>	570 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	570 sqft	<b># Of Pets:</b>	No Restriction - Cats: Yes, Dogs: Yes			

Top 3 reasons you need to own this home! Location-Welcome to Vancouver's popular Kits neighbourhood. Steps from shopping, parks, restaurants, the Kits Farmer's Market, new Broadway/Arbutus Skytrain. Investment-Parents & Grandparents, the perfect investment to provide a safe & comfortable home to your University student. Minutes to the UBC campus. Why pay the high costs of campus housing & meals when you can invest in a property that is bound to grow in value? With current rates you can meet or beat rental costs. Features-Open concept, Murphy bed, gas fireplace & storage. Kitchen with an island gives extra storage/prep space. The 4 piece bathroom with storage space. Laundry area in suite. Secure lane access underground parking. Storage locker offers room for your extra stuff! Pets welcome.