

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2008
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	16
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM-3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,671.63
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	328.11	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-661-083

<b>Style of Home:</b>	Corner Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Vinyl,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Greenbelt & Mountains
<b>Mgmt. Company:</b>	Dwell PM
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 31, PLAN BCS3128, SECTION 3, TOWNSHIP 8, 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
<b>Amenities:</b>	Elevator,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Recreation Nearby,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'1 x 9'1			
Main	Living Room	11'9 x 13'8			
Main	Dining Room	11'9 x 9'7			
Main	Primary Bedroom	10'7 x 10'11			
Main	Bedroom	9'1 x 9'4			

<b>Finished Floor (Main):</b>	814 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>	814 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	814 sqft	<b># Of Pets:</b>				

This beautiful condo features nine-foot ceilings, oversized windows and is a corner unit surrounded by a protected tree lined view. Updates include flooring, all new appliances (Samsung Washer/Dryer 2021, Bosch Stainless Steel Appliances 2021), shaker style cabinets, oversized sink, counters, light fixtures, water heater, fresh paint, the list goes on and on! Clothes washer/dryer is in the unit and the storage locker is conveniently located on the same floor. Walking distance to transit, restaurants, shopping, parks, this home has it all! Well managed strata and very clean building! Pets Allowed, Rentals allowed!