

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2012
Frontage (ft):		Bathrooms:	1	Age:	12
Lot Area:		Full Baths:	1	Zoning:	MULTI
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,688.88
Rear Yard Exp:	Southwest	Maint. Fee:	478.37	For Tax Year:	2024
View:	Yes			P.I.D.:	028-849-418

Style of Home:	1 Storey,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Metal	Covered Parking:	1
Exterior:	Brick,Glass	Parking Access:	Lane
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	37 - Total Units in Strata: 37
# 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:	None	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : CITY SKYLINE
Mgmt. Company:	ASSOCIA - 604-591-6060
Complex / Subdiv:	CEDAR 54
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 21, BLOCK 58, PLAN BCS4453, DISTRICT LOT FRASERVIEW, 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 1 OR V, AS APPROPRIATE
Amenities:	Elevator,In Suite Laundry
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Intercom,Sprinkler - Fire,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'0 x 5'0	Main	Solarium	6'0 x 6'9
Main	Living Room	13'9 x 14'2			
Main	Kitchen	7'11 x 8'2			
Main	Den	5'3 x 5'5			
Main	Primary Bedroom	13'9 x 9'10			
Main	Laundry	3'5 x 3'5			
Main	Dining Room	6'11 x 8'2			

Finished Floor (Main):	714 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	714 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	714 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Cedar 54; a distinctive architectural style & level of quality you'll be proud to call Home. Over 700 sq ft of spacious living boasting a home office/den as well as an enclosed heated solarium room for year round usage. 9' ceilings, bright windows, modern flair & Westcoast color scheme. Cozy yet roomy! Situated in a cultural, artistic & entertainment district with a wide range of activities, eateries, shops & entertainment. Transit options are made easy from this central location with YVR, the City Metropolis, parks, rec & golfing in close proximity. This community blends modern design with traditional neighborhood charm. Exceptionally maintained. Not to be missed.