

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	1974
Frontage (ft):	Bathrooms:	1	Age:	50
Lot Area:	Full Baths:	1	Zoning:	MF
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,787.04
Rear Yard Exp:	Maint. Fee:	504.00	For Tax Year:	2024
View:	Yes		P.I.D.:	001-155-024

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Stucco	Parking Access:	Rear
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:	Completely	Units in Dev:	- Total Units in Strata: 30
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : South facing winter Ocean view
Mgmt. Company:	Crossroads - 778-578-4445
Complex / Subdiv:	The Cedars
Services Connected:	Electricity,Storm Sewer,Water
Legal:	STRATA LOT 5 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW176 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	In Suite Laundry,Recreation Center,Sauna/Steam Room,Storage,Workshop Attached
Site Influences:	Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'7 x 4'3			
Main	Living Room	20'2 x 13'4			
Main	Dining Room	9'7 x 8'5			
Main	Kitchen	9'3 x 8'3			
Main	Primary Bedroom	14'5 x 11'6			
Main	Patio	9'4 x 5'1			

Finished Floor (Main):	857 sqft	# Of Rooms:	6	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):	857 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	857 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

This is one of those "must see" condos. This 1 bedroom 1 bath condo was completely renovated and designed for beauty and tranquility that lets you enjoy all the sunshine, trees & peek-a-boo ocean view in winter . Hardwood floors, Levolor blinds, designer colours. The focal feature wall includes "wave" tile and mantle. Remodelled kitchen with new appliances and pull outs for ease of use The open south facing balcony is a great place to enjoy the sun and sea salt air. End unit for quiet enjoyment. This well run well maintained building has a sauna, rec room with pool table, outside patio with BBQ's, and a great workshop. Heat, Hot Water. landscaping all included in the low strata fees of \$506.00. Pets Allowed w/restrictions, no smoking, 55+ OPEN HOUSE 2-4 pm Sunday July 21st