

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1988
Frontage (ft):		Bathrooms:	2	Age:	36
Lot Area:		Full Baths:	2	Zoning:	NF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,018.39
Rear Yard Exp:		Maint. Fee:	773.21	For Tax Year:	2024
View:	Yes			P.I.D.:	023-094-648

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Brick,Stucco	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 86
# of Fireplaces:	1 - Fuel: Gas - Natural	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:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Ocean
Mgmt. Company:	Leonis
Complex / Subdiv:	Pacific Terrace
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 30 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLANLMS1991 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Indoor,Recreation Center,Sauna/Steam Room,Storage,Swirlpool/Hot Tub,Concierge
Site Influences:	Central Location,Gated Complex,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Not Allowed,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'3 x 5'3			
Main	Living Room	12'5 x 15'6			
Main	Dining Room	14'2 x 8'1			
Main	Kitchen	12' x 5'9			
Main	Bedroom	10'4 x 11'3			
Main	Primary Bedroom	11'11 x 14'11			
Main	Walk-In Closet	7'2 x 7'			

Finished Floor (Main):	1,152 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,152 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,152 sqft	# Of Pets:	Cats: No, Dogs: No			

Pacific Terrace. This condo has been well maintained and cared for. Spacious 2 bdrms w/ 2 full baths, 1152 sq ft. with some ocean view. Hardwood floors. Open balcony to enjoy the sun and sea air. Heat,gas,hot water all included. Building will undergo major upgrades to maintain its prominence, projected for the Summer. Price reflects those costs. Amenities: indoor pool, hot tub, sauna, exercise room, library, rec room and roof top terrace with gorgeous ocean views. Security and caretaker/concierge service. Bike room, workshop & 2 elevators with back up generator. All shops, services & transit within 2 block radius. No Pets, No Smoking, No Age restrictions. A fabulous safe building with loads of common area and community.