

Depth/Size (ft):	122	Bedrooms:	5	Approx. Year Built:	2024
Frontage (ft):	48.00	Bathrooms:	4	Age:	0
Lot Area:		Full Baths:	3	Zoning:	RS1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	032-180-411

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Lane
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Radiant	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : WATER & CITY VIEW
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Storm Sewer,Water
Legal:	STRATA LOT 1, PLAN EPS10159, DISTRICT LOT THSL, GROUP 1, 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
Amenities:	In Suite Laundry
Site Influences:	Central Location,Lane Access,Private Yard,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Heat Recov. Vent.,Microwave,Oven - Built In,Security System,Sprinkler - Fire,Vacuum - Roughed In
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Planet Group Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 16'	Bsmt	Living Room	8' x 9'3
Main	Kitchen	10'5 x 13'11	Bsmt	Kitchen	8' x 9'3
Main	Dining Room	12'10 x 11'10	Bsmt	Bedroom	12'2 x 8'6
Main	Nook	7' x 8'2	Bsmt	Bedroom	8'6 x 8'
Above	Primary Bedroom	12'10 x 12'1			
Above	Bedroom	11'4 x 11'8			
Above	Bedroom	9' x 10'2			

Finished Floor (Main):	771 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	715 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	565 sqft	Suite:	Legal Suite	Above	4	Yes
Finished Floor (Total):	2,051 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Crawl,Separate Entry	Bsmt		No
Grand Total:	2,051 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

STUNNING WATER, CITY & MOUNTAIN VIEWS!! BRAND NEW SIDE BY SIDE DUPLEX by a Quality Experienced Builder in Vancouver East. This home offers air conditioning, hot water radiant heat, and high-quality door casings. The spacious, gourmet chef's kitchen features thick slab countertops and STAINLESS STEEL APPLIANCES. This smart home includes security cameras and an alarm system. The upper floor has 3 BEDROOMS and 2 BATHROOMS on the same level, with a balcony off the Master BDRM. The lower level includes a 2 BDRM LEGAL SUITE with its own laundry, perfect for MORTGAGE HELP. Comes with a single car garage and 1 open parking space. Close to public transport, downtown, and offers easy access to HWY #1.OPEN HOUSE: SATURDAY, JUNE 29 (2-4PM)