

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1998
Frontage (ft):		Bathrooms:	1	Age:	26
Lot Area:		Full Baths:	1	Zoning:	C-8
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,086.72
Rear Yard Exp:		Maint. Fee:	470.85	For Tax Year:	2023
View:	Yes			P.I.D.:	024-209-015

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Brick,Concrete	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	60 - Total Units in Strata: 60
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Fraser River
Mgmt. Company:	Rancho Management - 604-684-4508
Complex / Subdiv:	THE CLARKSON
Services Connected:	Community
Legal:	STRATA LOT 33 BLOCK 13 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3317TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,Exercise Centre,Garden,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'9 x 7'4			
Main	Living Room	15'4 x 10'9			
Main	Dining Room	8'4 x 8'			
Main	Primary Bedroom	10'10 x 10'8			
Main	Bedroom	10'2 x 8'10			

Finished Floor (Main):	697 sqft	# Of Rooms:	5	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):	697 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	697 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

RIVER VIEW! CORNER UNIT! The Clarkson, a very well managed building. This 2 bedroom 1 bathroom condo is light and bright with floor to ceiling windows. Laminate flooring throughout the main living area. Slate flooring in the kitchen and stainless steel appliances. Primary bedroom has a walk-thru closet to the 4 pc main bathroom. Exercise facility. Secured parking and storage locker. One block to the sky train, New Westminister Quay, Douglas College, all shopping & restaurants. A great place to invest. OPEN HOUSE SUNDAY MAY 19 FROM 2-4