

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2009
Frontage (ft):	Bathrooms:	2	Age:	15
Lot Area:	Full Baths:	2	Zoning:	RM-30
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,930.16
Rear Yard Exp:	Maint. Fee:	211.00	For Tax Year:	2023
View:			P.I.D.:	028-325-052

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
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:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 50, PLAN BCS3661, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	Playground
Site Influences:	Central Location,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Blueprint Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	11'10 x 13'9			
Above	Bedroom	11'10 x 11'4			
Main	Kitchen	14'2 x 10'8			
Main	Dining Room	14'2 x 8'8			
Main	Living Room	20'1 x 12'2			
Below	Recreation Room	10' x 10'			

Finished Floor (Main):	620 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	589 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	101 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,310 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,310 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Welcome to your new home! This spacious 2 bedroom, 2 bath unit offers comfort and convenience in a prime location. Perfect for families, professionals, or anyone looking to enjoy a vibrant community. Featuring: An amazing mount baker view, nest thermostat system and paris style blinds. 2 generously sized bedrooms with ample closet space. An open plan living area perfect for entertaining. Kitchen fully equipped with modern appliances, granite countertops, and plenty of counter space. Large windows throughout provide ample amount of natural sunlight. Walking distance to schools, making the morning routine a breeze. Conveniently located near shopping, grocery stores and major transit routes, making your commute easy. Dont miss out on this fantastic opportunity to live in a beautiful unit!