

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	15
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,190.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	410.00	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	027-773-493

<b>Style of Home:</b>	Corner Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Mixed,Vinyl	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Tandem Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 59
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other,Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Peninsula Properties - 604-385-2242

**Complex / Subdiv:** THE MINT

**Services Connected:** Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** PL BCS3260 LT 41 LD 36 SEC 15 TWP 1 STRATA LOT AS SHOWN ON FORM V.

**Amenities:** Club House,Exercise Centre,Garden,In Suite Laundry,Storage

**Site Influences:** Central Location,Private Setting,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Microwave

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions

**Listing Broker(s):** Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 10'11			
Main	Kitchen	8'3 x 8'1			
Main	Dining Room	5' x 7'10			
Main	Primary Bedroom	9'4 x 10'8			
Main	Bedroom	11'11 x 9'11			
Main	Foyer	7'3 x 5'1			

<b>Finished Floor (Main):</b>	867 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	867 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	867 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

The Mint! Immaculate, shows like new! Stunning 3rd floor bright corner suite. Stainless, granite, designer colors! Bonus two parking stalls and locker. Top school catchment. quick possession is possible. All ages and pets welcome!