

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	1	Age:	3
Lot Area:		Full Baths:	0	Zoning:	CD-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$1,580.00
Rear Yard Exp:		Maint. Fee:	349.32	For Tax Year:	2023
View:	No			P.I.D.:	031-571-476

Style of Home:	5 Plus Level	Parking:	Total: 0 - Covered: 0
Construction:	Concrete,Concrete Frame	Covered Parking:	0
Exterior:	Concrete,Glass,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	363 - Total Units in Strata: 363
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	First Service Residential - 604-683-8900
Complex / Subdiv:	Fraser Commons
Services Connected:	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 243, PLAN EPS7519, DISTRICT LOT 327, 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:	Air Cond./Central,Bike Room,Club House,Day Care Centre,Exercise Centre,In Suite Laundry,Sauna/Steam Room,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	9' x 8'6			
Main	Kitchen	11' x 7'1			
Main	Flex Room	8'5 x 4'2			
Main	Living Room	10'2 x 10'2			

Finished Floor (Main):	523 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	1	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	523 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	523 sqft	# Of Pets:				

Welcome to Fraser Commons! 1bed+1bath and flex bright south facing home. Premium Bosh appliances with gas range top, Quartz countertops, European Armony cabinetry with under-cabinet lighting and A/C through the entire unit! Amenities include exercise gym, rooftop terrace, party room and concierge, massive rooftop terrace w/BBQ that's attached to a community garden with an exclusive quarter acre park for resident use ONLY. Daycare facility within the complex. Central location close to all levels of transit Superstore, Marine Gateway, Sunset Community Centre, YVR, shops/restaurants along Fraser and more. Call now to book your private showing.