

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	1	Age:	14
Lot Area:		Full Baths:	1	Zoning:	C-3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,081.40
Rear Yard Exp:		Maint. Fee:	427.01	For Tax Year:	2022
View:	Yes			P.I.D.:	028-425-898

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Other	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding, Visitor Parking
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	21 - Total Units in Strata: 21
# of Fireplaces:		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:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View: Yes : North Shore Mountains

Mgmt. Company: Fraser Property Management Rea - 604-466-7021

Complex / Subdiv: URBAN GREEN

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

Legal: STRATA LOT 12 SECTION 17 TOWNSHIP 12 NEW WESTMINSTER DISTRICT STRATA PLAN BCS4005 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Elevator,In Suite Laundry

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm,Sprinkler - Fire

Bylaw Restrict: Rentals Allwd w/Restrctns

Listing Broker(s): Fraser Property Management Realty Services Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'6 x 13'6			
Main	Kitchen	6'8 x 7'			
Main	Primary Bedroom	11'6 x 9'8			
Main	Bedroom	11' x 8'			
Main	Dining Room	7'10 x 7'6			

Finished Floor (Main):	763 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	763 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	763 sqft	# Of Pets:				

Rare find for 14 year old 2 bedroom unit close to downtown, shopping, recreation, restaurants and transit. Close to sports fields and Thomas Haney High School. Granite counter tops, baseboards and trim. South/West location so with view of greenbelt area from deck. Over height garage door entry for access to most vans and pickups