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|-------------------------|----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 2 | Approx. Year Built: | 2008 |
| Frontage (ft): | | Bathrooms: | 1 | Age: | 16 |
| Lot Area: | | Full Baths: | 1 | Zoning: | CDZ |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$2,074.23 |
| Rear Yard Exp: | | Maint. Fee: | 305.31 | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 027-658-911 |

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|-------------------------|--------------------------|-------------------------|-----------------------|
| Style of Home: | 1 Storey | Parking: | Total: 2 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Fibre Cement Board,Mixed | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Underground |
| Rain Screen: | | Locker: | Yes |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 0 - Fuel: None | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Baseboard,Electric | Property Disc: | Yes |
| Outdoor Area: | Balcony(s) | PAD Rental: | |
| Type of Roof: | Torch-On | Fixtures Leased: | No |
| Floor Finish: | Laminate,Mixed | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | Eclipse |
| Services Connected: | Electricity,Water |
| Legal: | STRATA LOT 32, PLAN BCS3116, SECTION 30, TOWNSHIP 2, 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: | Club House,Elevator,In Suite Laundry |
| Site Influences: | |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Microwave |
| Bylaw Restrict: | Pets Allowed w/Rest.,Rentals Allwd w/Restrctns |
| Listing Broker(s): | Oneflatfee.ca |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main | Living Room | 11' x 14' | | | |
| Main | Dining Room | 14' x 8' | | | |
| Main | Kitchen | 8' x 8'9 | | | |
| Main | Den | 6' x 5' | | | |
| Main | Primary Bedroom | 12'10 x 9'8 | | | |
| Main | Bedroom | 12'10 x 9'8 | | | |

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|--------------------------------|----------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 831 sqft | # Of Rooms: | 6 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | | | |
| Finished Floor (Bsmt): | 0 sqft | Suite: | | | | |
| Finished Floor (Total): | 831 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 831 sqft | Beds In Bsmt: | 0 / 2 | | | |
| | | # Of Pets: | | | | |

LOCATION! LOCATION! LOCATION! An energizing hub on the Delta border, conveniently located directly across the street from Scott Road Centre plaza offering Restaurants, Shops, Cafe. Minutes walking distance to Real Canadian Superstore, Retail, Services and Restaurants.This LARGE 2 bed home boasts 831 sq ft of spacious living. Bonus storage room and insuite laundry off the tiled entrance. Kitchen features s/s appliances, granite countertops and counter height seating. Open dining and family room leading to a large patio offering city views. Generous sized bedrooms and one full bath. Includes 2 parking stalls and 1 storage locker.