

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2012
Frontage (ft):		Bathrooms:	2	Age:	12
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,904.50
Rear Yard Exp:	East	Maint. Fee:	308.12	For Tax Year:	2023
View:	No			P.I.D.:	028-927-672

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Wood	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	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:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	KABANA
Services Connected:	Electricity,Water
Legal:	STRATA LOT 21, PLAN BCS4499, DISTRICT LOT 98, 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:	Elevator,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Oneflatfee.ca, Oneflatfee.ca

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

Finished Floor (Main):	861 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	861 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	861 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Live in the heart of Metrotown at KABANA! This well-appointed suite offers convenience and comfort, within walking distance to Royal Oak Skytrain Station, Metrotown Shopping Center, and an array of amenities. Featuring a modern kitchen with stainless steel appliances, granite countertops, and a spacious living area, this home is perfect for entertaining. Brand new vinyl flooring and freshly painted! The split floorplan provides added privacy, with the large primary bedroom equipped with a walk-through closet and ensuite bathroom. Enjoy the peaceful courtyard from the suite entrance. With 2 parking spots and 1 storage locker included, this is a rare find in a highly sought-after location.