

<b>Depth/Size (ft):</b>	0	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1995
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	29
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	RSF
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,206.28
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	625.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	001-501-933

<b>Style of Home:</b>	3 Storey,Floating Home	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Fibre Cement Board,Stone	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Propane Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric,Propane Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Patio(s) & Deck(s),Rooftop Deck	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Wood	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MOUNTAIN
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	CANOE PASS VILLAGE
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 39, PLAN NWS2245, DISTRICT LOT 59, GROUP 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 1
<b>Amenities:</b>	Garden
<b>Site Influences:</b>	Central Location,Gated Complex,Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Wet Bar
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	13'5 x 8'11	Abv Main 2	Recreation Room	10'9 x 7'8
Main	Kitchen	10'8 x 14'3	Abv Main 2	Bedroom	8'4 x 13'0
Main	Living Room	13'9 x 13'1			
Main	Dining Room	9'11 x 12'9			
Above	Primary Bedroom	15'2 x 16'7			
Above	Walk-In Closet	5'4 x 5'1			
Above	Bedroom	11'3 x 12'11			

<b>Finished Floor (Main):</b>	744 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	767 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	Yes
<b>Finished Floor (Total):</b>	1,868 sqft	<b>Crawl/Bsmnt Height:</b>		Abv Main 2	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,868 sqft	<b>Beds In Bsmnt:</b>	0 / 3			
		<b># Of Pets:</b>				

Welcome to your custom built waterfront retreat in the exclusive Canoe Pass Village,where luxury meets coastal charm!This stunning property offers unparalleled living space,complete with a rooftop deck+private 35' boat slip!Step inside to discover almost 1900sq.ft of meticulously designed living space!The main level features a thoughtful layout, seamlessly blending the living, dining, and kitchen areas,French doors to private deck and large windows flood the interior with natural light.Second level with luxurious master suite retreat+generous ensuite plus a second bedroom with ensuite.Third level w/third bedroom +ROOFTOP DECK boasting panoramic views of the water and mountains-perfect for soaking in the breathtaking sunsets!!! Garage+ parking stall. Main \$625/mo. A WATERFRONT LIFESTYLE!