

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	1	Age:	18
Lot Area:		Full Baths:	1	Zoning:	P11E
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,058.36
Rear Yard Exp:		Maint. Fee:	292.40	For Tax Year:	2023
View:	Yes			P.I.D.:	026-699-800

Style of Home:	Rancher/Bungalow	Parking:	Total: 1
Construction:	Concrete	Covered Parking:	
Exterior:	Concrete	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	175
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold prepaid-Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : City ,mountain ,water
Mgmt. Company:	Rancho Management - 604-684-4508
Complex / Subdiv:	Novo 2
Services Connected:	Electricity,Water
Legal:	STRATA LOT 149,DL31,LD36,GROUP 1& DL 102,211 PLAN BCS1893, NEW WESTMINISTER LAND DISTRICT,& , TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Bike Room,Exercise Centre
Site Influences:	Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'0 x 7'0			
Main	Dining Room	9'0 x 8'6			
Main	Primary Bedroom	9'7 x 8'0			
Main	Laundry	3'0 x 3'0			

Finished Floor (Main):	512 sqft	# Of Rooms:	4	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 (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	512 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	512 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Excellent location and outstanding west views of the Islands City and mountains, spectacular sunsets from this location. Very nice 1 bedroom apartment with all new laminate flooring, granite counters. Small deck for BBQ and wine sharing on those warm sunny days. Floor to ceiling windows make a for a bright space you will love. 1 parking space and plenty of vistor parking. Novo 2 is a very popular building very close to campus . Call to arrange your private showing.