

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2021
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	3
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RA1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,165.14
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	328.82	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	031-349-161

<b>Style of Home:</b>	Inside Unit,Upper Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Fibre Cement Board	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	40 - Total Units in Strata: 40
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Fibreglass	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	OBSIDIAN - 604-757-3151
<b>Complex / Subdiv:</b>	Mackenzie Park
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 38, PLAN EPS7559, DISTRICT LOT 289, 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
<b>Amenities:</b>	Elevator,Exercise Centre,In Suite Laundry
<b>Site Influences:</b>	Central Location,Lane Access,Paved Road,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Intercom,Microwave,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Oakwyn Realty Ltd. (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'4 x 9'0			
Main	Living Room	12'0 x 10'10			
Main	Dining Room	7'7 x 7'0			
Main	Primary Bedroom	13'0 x 9'6			
Main	Bedroom	8'10 x 9'5			
Main	Den	8'3 x 5'0			
Main	Walk-In Closet	7'9 x 4'0			

<b>Finished Floor (Main):</b>	812 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	812 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	812 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Mckenzie Park - a 40 unit development where contemporary meets urban, this four story wood frame building constructed from trusted Redekeop Developers. This unit is top floor and south facing, offering high vaulted ceilings which has this home nice and bright and airy. The kitchen features a gas range stove, stainless steel appliances, marble counters, and high soft close cabinets. Master bedroom features an ensuite bathroom with standing shower and a reading/office nook & has a built in hose hook up for a portable AC unit to be connected to. Den/storage off the front entrance. Built in 2021 with remaining warranty from 2-5-10 Home Owner Warranty. Bonus 2 parking stalls, no storage locker. Walking distance to the Rec centre and Gates park. Open house June 22 Saturday 2-4pm.