

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	2	Age:	3
Lot Area:		Full Baths:	2	Zoning:	CD430
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$2,819.69
Rear Yard Exp:	South	Maint. Fee:	575.00	For Tax Year:	2023
View:	No			P.I.D.:	031-279-074

Style of Home:	End Unit,Ground Level Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Wood	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	PILOT HOUSE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	031-279-074 STRATA LOT 28, PLAN EPS6873, DISTRICT LOT 471, 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 V
Amenities:	Club House,Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Pool; Outdoor,Sauna/Steam Room,Storage,Wheelchair Access
Site Influences:	Central Location,Golf Course Nearby,Marina Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Pantry,Range Top,Sprinkler - Fire,Windows - Thermo
Bylaw Restrict:	Rentals Allowed
Listing Broker(s):	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'3 x 12'6	Main	Walk-In Closet	4'6 x 6'5
Main	Dining Room	12'11 x 9'10	Main	Walk-In Closet	5'5 x 4'11
Main	Living Room	12'11 x 11'9			
Main	Primary Bedroom	10'10 x 12'			
Main	Bedroom	9'4 x 10'6			
Main	Laundry	6'5 x 8'9			
Main	Foyer	5'5 x 5'1			

Finished Floor (Main):	1,210 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,210 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,210 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	2 -			

SOUTH FACING LUX ground floor end unit! 2bed/2bath unit with over 1200sq' of living space! Gourmet Kitchen features large island w/built in shelving, stone counters, marble tile backsplash, soft-closing cabinets, pull-out drawers & S/S appliances, gas cooktop, wall oven, dishwasher & fridge integrated w/custom cabinetry. Laminate flooring in main living areas, over height ceilings & updated living/dining room light fixtures too. RELAX in the ensuite bath w/spa shower, soaker tub, dual sinks, floating mirror w/custom lighting & stone countertops. Huge covered balcony with garden space! Heat pump/AC unit. Huge storage & two side by side Parking stalls with EV rough in! You will love the Hampton Clubhouse featuring, outdoor pool, hot tub, gym, music room, basketball court & guest suites!