

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	0
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	CD-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$0.00
<b>Rear Yard Exp:</b>	South	<b>Maint. Fee:</b>	335.44	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	032-094-884

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete,Glass	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	268 - Total Units in Strata: 268
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate,Mixed	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** AWM Alliance - 604-685-3227

**Complex / Subdiv:** Paradigm At River District

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 41, PLAN EPS9731, DISTRICT LOT 330, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 331, 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,In Suite Laundry,Storage,Concierge

**Site Influences:** Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed

**Listing Broker(s):** Sutton Group-West Coast Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	8'6 x 8'10			
Main	Flex Room	5'8 x 6'7			
Main	Living Room	10'7 x 8'9			
Main	Kitchen	9'6 x 9'7			

<b>Finished Floor (Main):</b>	560 sqft	<b># Of Rooms:</b>	4	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	560 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	560 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Come view this beautiful 560 sqft - 1 bedroom + flex, 1 bath home at Paradigm in River District Vancouver. This home features a functional layout as well as a spacious walk in closet in the bedroom. This home is equipped with premium KitchenAid stainless steel appliances, gas range & oven, dishwasher, quartz countertops as well as high efficiency ceiling mounted heat pump (heating and cooling system). Bonus upgrade EV charger. Amenities include daytime concierge, fully equipped fitness studio, Yoga and TRX room w/boxing, roof top terrace w/a harvest table, outdoor BBQ and more! Call for a private showing!