

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	2	Age:	16
Lot Area:		Full Baths:	2	Zoning:	C1-CD3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,134.49
Rear Yard Exp:		Maint. Fee:	437.31	For Tax Year:	2023
View:	No			P.I.D.:	027-103-200

Style of Home:	End Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete,Frame - Wood	Covered Parking:	1
Exterior:	Brick,Fibre Cement Board,Metal	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	48 - Total Units in Strata: 48
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Metal,Other	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Red Door - 778-872-0377
Complex / Subdiv:	OLIVA
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	027-103-200 STRATA LOT 20, PLAN BCS2381, SECTION 10, TOWNSHIP 5, 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:	Elevator,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Central Location,Golf Course Nearby,Lane Access,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Smoking Restrictions
Listing Broker(s):	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'4 x 12'1			
Main	Dining Room	11'10 x 8'9			
Main	Kitchen	9'10 x 8'1			
Main	Primary Bedroom	12'4 x 10'11			
Main	Bedroom	11'3 x 10'2			
Main	Foyer	5'4 x 4'6			
Main	Patio	11'9 x 9'8			

Finished Floor (Main):	981 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	981 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	981 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Constructed to the highest standard The OLIVA is a Silver LEED Certified building. NEW Laminate Hardwood Floors and new paint throughout to be installed.Newer Appliances This beautiful design is an open floor plan with expansive windows and lots of natural light and is situated on the S/W corner of the building. Special features include Gas stove, granite counters, bamboo hardwood floors, gas fireplace, Gas BBQ hook up on a very spacious outdoor deck, 2 bedrooms and 2 full bathrooms. LEED Features include roof top solar panels. Argon Gas filled windows which keeps heat out in the summer and keeps it in during the winter. Located in the heart of Tsawwassen and only minutes walk to shopping, restaurants, recreation and transit. A fabulous building in an awesome location.