

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1992
Frontage (ft):		Bathrooms:	2	Age:	32
Lot Area:		Full Baths:	2	Zoning:	R558
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,591.60
Rear Yard Exp:		Maint. Fee:	416.00	For Tax Year:	2023
View:	Yes			P.I.D.:	018-410-685

Style of Home:	End Unit,Rancher/Bungalow	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 30
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Vinyl/Linoleum,Carpet	Fixtures Rmvd:	

View:	Yes : Mountain. Winter River View
Mgmt. Company:	ECM Strata Management - 604-855-9895
Complex / Subdiv:	Heritage Park Lane
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 13 DISTRICT LOT 1 GROUP 3 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS1033 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
Amenities:	Elevator,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Lane Access,Paved Road,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 13'			
Main	Dining Room	9'2 x 9'			
Main	Kitchen	12' x 8'2'			
Main	Bedroom	13'2 x 11'			
Main	Bedroom	10' x 9'4			
Main	Laundry	7'7 x 7'			

Finished Floor (Main):	993 sqft	# Of Rooms:	6	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	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	993 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	993 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Experience the allure of this stunning southeast corner suite, boasting two expansive balconies offering captivating views of the river and majestic Mt. Baker. This well maintained residence features generously proportioned bedrooms, complemented by a bright kitchen boasting ample counter and cupboard space. With the convenience of two full bathrooms and abundant in-suite storage, along with an additional locker in the underground parking area, every detail has been thoughtfully considered. Enjoy the warmth of a gas fireplace and the luxury of included hot water within the maintenance fee. Situated within close proximity to Lougheed Highway for seamless commuting, and nestled amidst Mission's finest Heritage Park, this property is sure to please.