

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2022
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	2
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	CD, RM
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,620.06
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	726.44	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	031-817-556

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Concrete,Glass	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Tile	<b>Fixtures Rmvd:</b>	No

**View:** Yes : City/Mountain

**Mgmt. Company:** Rancho Management Services - 604-684-4508

**Complex / Subdiv:** Concord Brentwood Hillside West

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

**Legal:** STRATA LOT 349 DISTRICT LOT 124 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS8443 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** Bike Room,Exercise Centre,In Suite Laundry,Storage,Concierge

**Site Influences:** Central Location,Gated Complex,Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby

**Features:**

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

**Listing Broker(s):** Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'0 x 5'9	Main	Dining Room	14'0 x 8'1
Main	Laundry	4'8 x 5'9	Main	Kitchen	12'0 x 11'3
Main	Primary Bedroom	11'7 x 9'5			
Main	Walk-In Closet	8'1 x 5'8			
Main	Bedroom	9'1 x 9'10			
Main	Bedroom	8'11 x 9'10			
Main	Living Room	11'0 x 12'10			

<b>Finished Floor (Main):</b>	1,259 sqft	<b># Of Rooms:</b>	9	<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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	5	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Main	3	Yes
<b>Finished Floor (Total):</b>	1,259 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,259 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Discover the unparalleled luxury of Concord Pacific's "Concord Brentwood Hillside West" Sky Collection - a 3-bedroom, 3-bathroom residence with incredible North East views from this 35th floor home. Enjoy your views from your wrap around deck which blends indoor & outdoor living thanks to the floor to ceiling sliding patio doors. This home features a wide water softening system, 100% EV parking stalls, an intelligent thermostat, touchless automatic car wash accessible via WIFI, and the added convenience of two parking stalls and 2 storage units. State-of-the-art fitness center, lounge, outdoor terraces, landscaped gardens, and Brentwood shopping center steps away! Don't miss out on this 1259 sq ft home! Call now for private viewing!