

<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>	STRATA
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$0.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	299.21	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	032-152-124

<b>Style of Home:</b>	Corner Unit,Ground Level Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	141 - Total Units in Strata: 141
<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>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Q5
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer
<b>Legal:</b>	STRATA LOT 15, BLOCK 5N, PLAN EPS9098, SECTION 23, RANGE 2W, 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
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,In Suite Laundry,Playground,Storage
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
<b>Bylaw Restrict:</b>	No Restrictions
<b>Listing Broker(s):</b>	Oneflatfee.ca

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	9' x 9'			
Main	Kitchen	5'7 x 9'9			
Main	Living Room	13' x 13'			

<b>Finished Floor (Main):</b>	551 sqft	<b># Of Rooms:</b>	3	<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			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	551 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	551 sqft	<b>Beds In Bsmt:</b>	0 / 1			
		<b># Of Pets:</b>				

A great opportunity to own a brand new, ground floor, large corner unit in the Q5 development. Centrally located close to shopping, amenities, and walking distance to Gateway station. This open concept 1 bedroom and 1 bath unit is light and bright thanks to the cool color scheme and ample windows allowing for natural light in every area of the unit. Enjoy your morning coffee on the private patio, with a quiet courtyard view, away from the main street. 1 parking and 1 storage is also included.