

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	15
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	CD-9
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,564.02
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	267.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-950-573

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete Frame,Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	61 - Total Units in Strata: 61
<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>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain
<b>Mgmt. Company:</b>	Homelife Property Management - 604-858-7368
<b>Complex / Subdiv:</b>	The Residences at Garrison Crossing
<b>Services Connected:</b>	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 36, PLAN BCS3476, SECTION 12, TOWNSHIP 23, 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>	Elevator,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Paved Road,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Sprinkler - Fire,Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 12'10			
Main	Kitchen	9'10 x 9'10			
Main	Primary Bedroom	11'7 x 10'3			
Main	Laundry	7'8 x 3'0			
Main	Patio	13'8 x 5'10			

<b>Finished Floor (Main):</b>	536 sqft	<b># Of Rooms:</b>	5	<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	Yes
<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>	536 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	536 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

New appliances and wonderfully modern updates with your own underground parking and great deck for people watching. Right in the middle of everything you might need or want: shops, parks, pool, gym, trails, restaurants, liquor store, coffee shops, dog park, fishing, full grocery store, banks, and fantastic ice cream shops. Once you move here, you don't have to go anywhere else. The \$20,000 in upgrades make this a wonderful place to call home.