

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

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete Frame,Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	61 - Total Units in Strata: 61
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

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

Finished Floor (Main):	536 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	536 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	536 sqft	# Of Pets:	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.