

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2023
Frontage (ft):		Bathrooms:	1	Age:	1
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:		Maint. Fee:	404.38	For Tax Year:	2024
View:	Yes			P.I.D.:	032-027-044

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass,Metal	Parking Access:	
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:		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:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : CITY
Mgmt. Company:	Tribe Management Inc. - 604-343-2601
Complex / Subdiv:	BLUESKY PROPERTIES UNIVERSITY DISTRICT S
Services Connected:	Electricity,Natural Gas,Water
Legal:	STRATA LOT 166, BLOCK 5N, PLAN EPS7719, SECTION 22, RANGE 2, 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:	Air Cond./Central,Bike Room,Elevator,Exercise Centre,Garden,In Suite Laundry,Playground,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub
Site Influences:	Central Location,Lane Access,Paved Road,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Heat Recov. Vent.,Microwave,Oven - Built In,Range Top,Refrigerator,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal Pacific Realty (Kingsway) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'6 x 7'7			
Main	Living Room	14'8 x 11'3			
Main	Bedroom	11' x 12'3			
Main	Den	5'10 x 5'4			

Finished Floor (Main):	646 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	646 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	646 sqft	# Of Pets:				

Centrally located, beautiful 1 bdrm & den (646 SF & 46 SF balcony) in university District South by BOSA Bluesky Properties. Features A/C & HRV unit for fresh air, Italian kitchen with woodgrain finish cabinets, integrated appliances, extending dining table that fits up to 10 people, composite stone countertops, durable laminate flooring & in-suite stacking laundry. Over 23,000 SF of resort inspired amenities including fitness centre, yoga room, meeting rooms, social lounge, outdoor pool, poolside dining terrace with fire pit, & BBQ area. Dog wash station, bike pavilion with storage, wash station, workshop & lockers & temp controlled parcel delivery area. Walking distance to City Hall, Skytrain, Public transit, shopping mall, restaurants, KPU, SFU & recreation centre. This is a must see!