

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2018
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	6
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,505.59
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	597.24	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	030-455-057

<b>Style of Home:</b>	Corner Unit,End Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	349 - Total Units in Strata: 349
<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>	Geothermal,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : CITY AND NORTH SHORE MOUNTAINS
<b>Mgmt. Company:</b>	AWM ALLIANCE - 604-639-2190
<b>Complex / Subdiv:</b>	3 CIVIC PLAZA
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 10, BLOCK 5N, PLAN EPS4743, SECTION 27, 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>	Air Cond./Central,Bike Room,Elevator,Exercise Centre,In Suite Laundry,Pool; Outdoor,Recreation Center,Restaurant,Storage
<b>Site Influences:</b>	Central Location,Lane Access,Paved Road,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'8 x 6'0			
Main	Dining Room	9'8 x 8'0			
Main	Kitchen	11'0 x 9'1			
Main	Living Room	13'11 x 13'0			
Main	Patio	12'2 x 4'2			
Main	Bedroom	11'10 x 9'2			
Main	Primary Bedroom	10'6 x 8'11			

<b>Finished Floor (Main):</b>	960 sqft	<b># Of Rooms:</b>	7	<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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	960 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	960 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Spectacular views. Built in 2018. An Icon of Central City. Unit is priced with great value. If you are looking for investment or to move-in, this one needs to be on your list! Bright and unique 2 Bed, 2 Bath corner unit, facing 3 different directions with expansive views and Easterly Sunrises out of your Master Bedroom. Your luxury home includes hardwood floors, quartz counters/islands, lots of cabinet space, stainless appliances, ample closet and built-ins space, a spa-inspired bathroom, 9ft ceilings, blackout blinds, upgraded lighting & geothermal heating & cooling. Safety and convenience are paramount, 4-star Hotel providing 24-hour security and Restaurant & Cafe in the lobby. 1 parking, 1 locker, plus bike storage. 2 pets okay. Skytrain next-door.