

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	1	Age:	28
Lot Area:		Full Baths:	1	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,878.40
Rear Yard Exp:		Maint. Fee:	289.71	For Tax Year:	2023
View:	No			P.I.D.:	018-994-288

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

View:	No
Mgmt. Company:	Fraser Campbell
Complex / Subdiv:	THE EMBASSY
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 62, PLAN LMS1149, SECTION 11, TOWNSHIP 1, 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 1
Amenities:	Exercise Centre,Guest Suite,Recreation Center,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Colonial Pacific Realty, RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'6 x 10'0			
Main	Living Room	15'0 x 13'6			
Main	Dining Room	12'0 x 9'0			
Main	Primary Bedroom	15'0 x 11'6			

Finished Floor (Main):	732 sqft	# Of Rooms:	4	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):	732 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	732 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

WELCOME TO THE EMBASSY! THIS BRIGHT, SOUTH FACING, GROUND FLOOR 1 BEDROOM UNIT has been recently updated with NEW FLOORING & baseboards as of 2023, and NEW WASHER & DRYER AS OF 2023! Ideally located walking distance from shopping, dining, gym, groceries, and more! OPEN KITCHEN & DINING SPACE ideal for entertaining! Incredibly well kept complex includes gym, courtyard, full kitchen with amenities room & 2 guest suites! BOOK YOUR PRIVATE SHOWING TODAY! Open House Sunday, June 2nd, from 2-4 pm!