

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2023
Frontage (ft):		Bathrooms:	2	Age:	1
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:		Maint. Fee:	526.20	For Tax Year:	2023
View:	Yes			P.I.D.:	032-111-347

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete Frame	Covered Parking:	1
Exterior:	Brick,Glass,Other	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	115
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold prepaid-Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	

View:	Yes : City, Mountain, Water
Mgmt. Company:	AWM-Alliance Real Estate Group
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 55, PLAN EPS9151, DISTRICT LOT 211, GROUP 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 V
Amenities:	Bike Room,Elevator,In Suite Laundry,Playground
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Sutton Centre Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'1 x 5'4			
Main	Bedroom	7'10 x 8'6			
Main	Primary Bedroom	8'9 x 10'10			
Main	Living Room	9'7 x 11'4			
Main	Dining Room	9'7 x 8'			
Main	Kitchen	12'4 x 6'2			

Finished Floor (Main):	823 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	823 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	823 sqft	# Of Pets:				

Discover Hamilton by Mosaic Homes, your ultimate residence for university living adjacent to Simon Fraser University. This home boasts a luminous, contemporary interior showcasing laminate floors, quartz countertops, and stainless steel appliances. Enjoy unparalleled convenience with proximity to top-tier education, shopping, dining options, an elementary school, and childcare facilities, fostering a dynamic community right at your doorstep. Experience inviting architecture and stylish, functional design that combine to offer a sophisticated living environment like no other.