

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2000
Frontage (ft):		Bathrooms:	1	Age:	24
Lot Area:		Full Baths:	1	Zoning:	CD-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,537.74
Rear Yard Exp:	Northwest	Maint. Fee:	499.06	For Tax Year:	2023
View:	Yes			P.I.D.:	024-673-226

Style of Home:	1 Storey,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Brick,Glass	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 191
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	

View:	Yes : CITY VIEWS + PRIVATE
Mgmt. Company:	The Wynford Group
Complex / Subdiv:	EUROPA
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 84, PLAN LMS4071, DISTRICT LOT FC, 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:	Elevator,Exercise Centre,Green House,In Suite Laundry,Pool; Indoor,Storage,Wheelchair Access,Concierge
Site Influences:	Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Dishwasher,Other - See Remarks
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX All Points Realty, RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10'2 x 10'9			
Main	Den	7'6 x 4'2			
Main	Dining Room	11'3 x 7'10			
Main	Living Room	10'4 x 6'7			
Main	Kitchen	8'1 x 7'2			
Main	Foyer	9'7 x 6'2			

Finished Floor (Main):	575 sqft	# Of Rooms:	6	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 (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	575 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	575 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

This spacious 575sqft 1 Bed + DEN presents a perfect fusion of comfort & accessibility. South West exposure floods the space with natural light and offers stunning private city views. Enjoy the convenience of an upgraded AIR CONDITIONING, a cozy gas fireplace, parking, storage, in-suite laundry and concierge service! Amenities include an indoor pool, hot tub, sauna, gym, courtyard. You have direct access to International Village Mall and are steps away from T&T, Costco, dining, shopping, Rogers Arena, BC Place, Queen Elizabeth Theater, seawall skytrain & bus stations. Pet and rental friendly (30 day minimum). 1 Parking + 1 storage.