

| | | | | | |
|------------------|----|-------------|--------|---------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 2 | Approx. Year Built: | 2016 |
| Frontage (ft): | | Bathrooms: | 3 | Age: | 8 |
| Lot Area: | | Full Baths: | 2 | Zoning: | CD-19 |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$2,804.20 |
| Rear Yard Exp: | | Maint. Fee: | 274.39 | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 030-084-482 |

| | | | |
|------------------|---------------------------------------|------------------|-----------------------|
| Style of Home: | 3 Storey,Corner Unit | Parking: | Total: 2 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Fibre Cement Board,Mixed | Parking Access: | Front |
| Foundation: | | Parking: | Grge/Double Tandem |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Balcny(s) Patio(s) Dck(s),Fenced Yard | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | | Fixtures Rmvd: | No |

| | |
|---------------------|---|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | The Current |
| Services Connected: | Community |
| Legal: | STRATA LOT 37, PLAN EPS2981, SECTION 1, TOWNSHIP 23, 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: | In Suite Laundry |
| Site Influences: | |
| Features: | |
| Bylaw Restrict: | Pets Allowed,Rentals Allowed |
| Listing Broker(s): | Sutton Group-West Coast Realty (Surrey/24) |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|---------|------------|
| Main | Living Room | 15'11 x 15'4 | Below | Storage | 13' x 4' |
| Main | Kitchen | 12' x 15'11 | | | |
| Main | Dining Room | 13' x 12'3 | | | |
| Above | Primary Bedroom | 15'4 x 13'9 | | | |
| Above | Bedroom | 15'4 x 9'7 | | | |
| Above | Laundry | 8' x 8' | | | |
| Below | Foyer | 13' x 3' | | | |

| | | | | | | |
|-------------------------|------------|--------------------|--|----------------|-------------|----------|
| Finished Floor (Main): | 719 sqft | # Of Rooms: | 8 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 739 sqft | # Of Kitchens: | 1 | Above | 5 | Yes |
| Finished Floor (Below): | 126 sqft | # Of Levels: | 3 | Above | 4 | No |
| Finished Floor (Bsmnt): | 0 sqft | Suite: | None | Main | 2 | No |
| Finished Floor (Total): | 1,584 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Partly Finished | | | |
| Grand Total: | 1,584 sqft | Beds In Bsmt: | 0 / 2 | | | |
| | | # Of Pets: | No Restriction - Cats: Yes, Dogs: Yes | | | |

Welcome to The Current, located in the prestigious River's Edge community. Close proximity to the stunning Vedder River & Vedder Rotary Trail, plus easy access to shopping, recreation center, schools, and just a 7-minute drive to Cultas Lake. This corner unit features 1584 sq ft of living space with 2 large bed/3bath, spacious fenced yard, + 2 outdoor decks perfect for entertaining. Inside, 9' ceilings and open concept living area w/quality finishes & built in speakers, stainless appliances, including a new induction stove/air fryer/convection oven, granite countertops & cozy gas fireplace. With a strata/maintenance fee of only \$274, this unit also includes a long tandem double garage with a built-in EV Charger. Pets ok. QUICK POSSESSION.