

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 \$274.39, this unit also includes a long tandem double garage with a built-in EV Charger. Pets are allowed with no restrictions.