

|                         |                           |                                 |
|-------------------------|---------------------------|---------------------------------|
| <b>Depth/Size (ft):</b> | <b>Bedrooms:</b> 2        | <b>Approx. Year Built:</b> 1991 |
| <b>Frontage (ft):</b>   | <b>Bathrooms:</b> 2       | <b>Age:</b> 33                  |
| <b>Lot Area:</b>        | <b>Full Baths:</b> 2      | <b>Zoning:</b> CD-1             |
| <b>Flood Plain:</b>     | <b>Half Baths:</b> 0      | <b>Gross Taxes:</b> \$1,643.40  |
| <b>Rear Yard Exp:</b>   | <b>Maint. Fee:</b> 511.38 | <b>For Tax Year:</b> 2023       |
| <b>View:</b>            |                           | <b>P.I.D.:</b> 017-439-159      |

|   |   |
|---|---|
| <b>Style of Home:</b> Ground Level Unit         | <b>Parking:</b> Total: 2 - Covered: 2               |
| <b>Construction:</b> Frame - Wood               | <b>Covered Parking:</b> 2                           |
| <b>Exterior:</b> Mixed,Vinyl                    | <b>Parking Access:</b>                              |
| <b>Foundation:</b>                              | <b>Parking:</b> Garage; Underground                 |
| <b>Rain Screen:</b>                             | <b>Locker:</b> Yes                                  |
| <b>Renovations:</b> Completely                  | <b>Units in Dev:</b> 51 - Total Units in Strata: 51 |
| <b># of Fireplaces:</b> 1 - Fuel: Gas - Natural | <b>Distance to:</b>                                 |
| <b>Water Supply:</b> City/Municipal             | <b>Title to Land:</b> Freehold Strata               |
| <b>Fuel/Heating:</b> Electric,Natural Gas       | <b>Property Disc:</b> Yes                           |
| <b>Outdoor Area:</b> Patio(s)                   | <b>PAD Rental:</b>                                  |
| <b>Type of Roof:</b> Asphalt                    | <b>Fixtures Leased:</b> No                          |
| <b>Floor Finish:</b> Laminate,Vinyl/Linoleum    | <b>Fixtures Rmvd:</b> No                            |

**View:**

**Mgmt. Company:** Quay Pacific - 604-371-2208

**Complex / Subdiv:** Rae Court

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Water

**Legal:** STRATA LOT 3, PLAN LMS109, DISTRICT LOT 36 & 51, NEW WESTMINSTER LAND DISTRICT, UNDIV 79/4073 SHARE IN COM PROP THEREINTOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT ASSHOWN ON FORM 1 OR V, AS

**Amenities:** Elevator,In Suite Laundry,Storage

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restric:** Pets Allowed w/Rest.

**Listing Broker(s):** Stonehaus Realty Corp., Stonehaus Realty Corp.

| Floor | Type            | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|------------|-------|------|------------|
| Main  | Living Room     | 13' x 12'  |       |      |            |
| Main  | Dining Room     | 7' x 13'   |       |      |            |
| Main  | Kitchen         | 10' x 8'   |       |      |            |
| Main  | Primary Bedroom | 13' x 10'  |       |      |            |
| Main  | Bedroom         | 11' x 9'6  |       |      |            |

|   |  |                       |                    |                 |
|---|--|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b> 846 sqft  | <b># Of Rooms:</b> 5                       | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> 0 sqft   | <b># Of Kitchens:</b> 1                    | Main                  | 3                  | Yes             |
| <b>Finished Floor (Below):</b> 0 sqft   | <b># Of Levels:</b> 1                      | Main                  | 4                  | No              |
| <b>Finished Floor (Bsmt):</b> 0 sqft    | <b>Crawl/Bsmt Height:</b>                  |                       |                    |                 |
| <b>Finished Floor (Total):</b> 846 sqft | <b>Basement:</b> None                      |                       |                    |                 |
| <b>Unfinished Floor:</b> 0 sqft         | <b># or % of Rentals Allowed:</b> 100      |                       |                    |                 |
| <b>Grand Total:</b> 846 sqft            | <b># Of Pets:</b> 2 - Cats: Yes, Dogs: Yes |                       |                    |                 |

Rare gem in Vancouver's sought-after Collingwood neighbourhood! Welcome to Rae Court! Step into this GROUND LEVEL home, offering 846 sqft of COMPLETELY UPDATED interior living space and a PRIVATE Semi-covered Fully fenced OVERSIZE patio facing a quiet courtyard. Enjoy entertaining year round It's a gardeners paradise. This bright and spacious home has two bedrooms and two bathrooms. Enjoy a move-in ready kitchen with new cabinets, counters and appliances. Living room has a cozy gas fireplace, adding warmth and ambiance to the inviting living space.10-minute walk from the Joyce Street Skytrain station and the lush greenery of Central Park. Embrace urban living with ease, with Metrotown, Superstore, and a wealth of amenities all within a convenient 5-minute drive.2 parking + locker included.