

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2023
Frontage (ft):	Bathrooms:	1	Age:	1
Lot Area:	Full Baths:	1	Zoning:	RES
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,500.00
Rear Yard Exp:	Maint. Fee:	280.00	For Tax Year:	2024
View:			P.I.D.:	031-943-438

Style of Home:	4 Level Split	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground, Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	115 - Total Units in Strata: 115
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	

View:

Mgmt. Company: Associa British Columbia - 604-591-6060

Complex / Subdiv:

Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Legal: STRATA LOT 55, PLAN EPS7539, SECTION 22, TOWNSHIP 8, 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: Air Cond./Central, Garden, In Suite Laundry, Playground, Storage, Wheelchair Access

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm, Sprinkler - Fire

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	10'2 x 13'6			
Main	Living Room	8'6 x 10'11			
Main	Dining Room	6'8 x 10'11			
Main	Kitchen	11'0 x 7'2			
Main	Den	8'0 x 9'8			
Main	Walk-In Closet	7'1 x 3'8			
Main	Dining Room	6'8 x 10'11			

Finished Floor (Main):	685 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	685 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	685 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

WE HAVE A/C Experience modern living at Camden by Zenterra Developments, an award-winning developer! This unit offers 1 bedroom+1 bathroom + DEN, with an oversized parking space and storage locker. It features roughed-in EV and AC-ready, and is in excellent condition with no GST. Enjoy a Samsung stainless steel appliance package, soft-close grey cabinetry, 9-foot ceilings, quartz countertops, and a large kitchen island. Laminate flooring extends throughout. Conveniently located near recreational spots, top schools, community parks, shopping, Carvolth Park & Ride, and the upcoming SkyTrain station.