

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	2	Age:	17
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,289.03
Rear Yard Exp:		Maint. Fee:	521.32	For Tax Year:	2023
View:	Yes			P.I.D.:	026-956-284

Style of Home:	Corner Unit,End Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete,Concrete Frame	Covered Parking:	1
Exterior:	Concrete,Glass	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	212 - Total Units in Strata: 212
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed,Tile,Carpet	Fixtures Rmvd:	

View:	Yes : CITY & MOUNTAINS
Mgmt. Company:	TRIBE MANAGEMENT - 604-635-5064
Complex / Subdiv:	EMERSON
Services Connected:	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 21, PLAN BCS2183, DISTRICT LOT 95, GROUP 1, 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 OR V, AS APPROPRIATE
Amenities:	In Suite Laundry,Recreation Center
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Garage Door Opener,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Not Allowed
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 10'4			
Main	Kitchen	9'11 x 8'4			
Main	Dining Room	11'11 x 8'11			
Main	Primary Bedroom	14'2 x 11'6			
Main	Bedroom	10'7 x 10'2			
Main	Bedroom	8'11 x 8'5			

Finished Floor (Main):	1,182 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,182 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,182 sqft	# Of Pets:	2 -			

Welcome home to Emerson by Bosa in Highgate Village! A fabulous 3 Bed corner unit with beautiful mountain and city views. Close to 1200 sqft of living space incl: a gourmet Kitch with stone counters, gas stove, mixed floor thruout, huge PRBdrm with deck, walk-thru closets, ensuite w/double sinks & glass shower. Lg 2nd Bdrm & good sized 3rd Bdrm with a door & window to use as a bedrm, office, yoga studio or as you wish! Steps to bus, skytrain, groceries, pharmacy, rest/pubs, Edmonds Comm Centre, library & more! Bonus: Enjoy the RARE & impressive gated yard Emerson offers...Great for kids, pets or peaceful zen-time whenever you want. Also rare, 1 EXTRA LG Parking Stall! 1 Storgae Locker. Excellent Value, Don't miss out - this one's a 10/10! Open House Sun Jun 30, 2pm-4pm