

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2012
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	12
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD 54
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,446.84
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	407.00	<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-130-956

<b>Style of Home:</b>	Penthouse,Upper Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Brick,Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Glass,Mixed	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	106 - Total Units in Strata: 106
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Geothermal	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : NORTH SHORE MOUNTAINS OF PM
<b>Mgmt. Company:</b>	DWELL PROPERTY MANAGEMENT - 604-821-2999
<b>Complex / Subdiv:</b>	THE STATION
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 94, PLAN EPS1286, DISTRICT LOT 201, 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 V
<b>Amenities:</b>	Air Cond./Central,Bike Room,Elevator,In Suite Laundry,Recreation Center
<b>Site Influences:</b>	Central Location,Lane Access,Marina Nearby,Recreation Nearby,Shopping Nearby,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 11'2	Main	Patio	9'6 x 3'2
Main	Dining Room	11'2 x 10'			
Main	Kitchen	10'1 x 8'7			
Main	Primary Bedroom	11'4 x 9'6			
Main	Walk-In Closet	8' x 5'			
Main	Bedroom	11'2 x 9'6			
Main	Patio	9'8 x 7'5			

<b>Finished Floor (Main):</b>	847 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	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>	847 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	847 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Yaletown Vibes with a North Shore Panoramic Mountain View! TOP FLOOR with Air conditioning!!! (Geothermal Building). A fabulous Brick wall, large windows, a wine fridge bar, large skylight over the kitchen and a fabulous patio off the living room. This 2 Bedroom home hosts a large walk-through closet and skylight over the ensuite - all in the Primary bedroom! The Second bedroom has a private patio with a large walk-in closet (the size of a storage locker. 2 parking spaces come with the unit (1 of them has a power outlet) "The Station" is centrally located near trains, bus loop, shops, breweries, Rocky Point Park, all school levels and easy access to Barnet Hwy. OPEN HOUSE SATURDAY JUNE 15 2PM - 4PM All other appointments can be made by booking.