

Depth/Size (ft):	0.0	Bedrooms:	1	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	1	Age:	5
Lot Area:		Full Baths:	1	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,018.20
Rear Yard Exp:	South	Maint. Fee:	307.00	For Tax Year:	2023
View:	No			P.I.D.:	030-494-648

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed,Vinyl	Parking Access:	Front,Lane
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 84
# of Fireplaces:	0 - Fuel: None	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:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	AWM ALLIANCE - 604-685-3227
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	STRATA LOT 44, PLAN EPS5004, DISTRICT LOT 201, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	Bike Room,Club House,Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Central Location,Lane Access,Marina Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Evergreen West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 10'			
Main	Dining Room	12' x 5'			
Main	Kitchen	12' x 9'			
Main	Primary Bedroom	12' x 9'			
Main	Foyer	5' x 5'			

Finished Floor (Main):	600 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	600 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	600 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

The Strand in the heart of Port Moody. Location, Location! Just steps from all restaurants, Brewery Row, coffee shops and a short walk to Rocky Point, West Coast Express and the Inlet Skytrain Station. Kitchen features S/S appliances with white quartz countertops. This South facing unit is on the quiet side of the building. There is a Residents only gym, furnished lounge/meeting room with kitchenette, TV & dining area. Perfect condo for first time buyers!