

Depth/Size (ft):		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 SIS 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!

