

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	19
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-45
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,209.50
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	435.54	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-362-881

<b>Style of Home:</b>	Corner Unit,Penthouse	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	104 - Total Units in Strata: 104
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : Northerly views and sunsets
<b>Mgmt. Company:</b>	Teamwork Property Management - 604-854-1734
<b>Complex / Subdiv:</b>	LIBERTY
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 45, PLAN BCS1430, SECTION 15, 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
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Vaulted Ceiling
<b>Bylaw Restrict:</b>	Pets Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'0 x 4'1	Main	Kitchen	11'5 x 8'4
Main	Primary Bedroom	14'3 x 10'3			
Main	Walk-In Closet	3'11 x 6'10			
Main	Bedroom	8'11 x 10'4			
Main	Dining Room	8'11 x 9'3			
Main	Living Room	10'9 x 11'7			
Main	Patio	9'10 x 5'5			

<b>Finished Floor (Main):</b>	889 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	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	889 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	889 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

OPEN HOUSE JUNE 29TH/30TH, 12-2PM - Discover a Clayton Heights Gem— 2-bed, 2-bath CORNER unit TOP FLOOR with vaulted ceilings and a view! Watch stunning sunsets from your living room with new luxury vinyl plank floors. Enjoy clubhouse perks, gym access, and a serene park nearby to get in those steps. Includes 2 side-by-side parking stalls and a convenient storage locker on your floor. Close to future SkyTrain line for easy commuting. This condo blends modern comfort with a touch of whimsy- a perfect place to call home!