

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

Style of Home:	Corner Unit,Penthouse	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	104 - Total Units in Strata: 104
# of Fireplaces:	1 - Fuel: Electric	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:	Asphalt	Fixtures Leased:	
Floor Finish:	Mixed	Fixtures Rmvd:	

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

Finished Floor (Main):	889 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	889 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	889 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

OPEN HOUSE SAT/SUN 12noon - 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!