

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	2	Age:	14
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,123.86
Rear Yard Exp:		Maint. Fee:	645.64	For Tax Year:	2023
View:	Yes			P.I.D.:	028-184-360

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete Frame	Covered Parking:	1
Exterior:	Concrete,Glass	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	- Total Units in Strata: 456
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	Yes

View:	Yes : Mountain view
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	City Point
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 316, BLOCK 5N, PLAN BCS3771, SECTION 22, RANGE 2W, 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:	Bike Room,Elevator,Exercise Centre,In Suite Laundry
Site Influences:	Central Location,Paved Road,Recreation Nearby,Shopping Nearby
Features:	Clothes Washer/Dryer,Dishwasher,Oven - Built In,Range Top,Refrigerator,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Rentals Allwd w/Restrctns
Listing Broker(s):	Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'11 x 5'1	Main	Other	7'10 x 3'6
Main	Den	5'6 x 5'1			
Main	Kitchen	8'9 x 6'0			
Main	Dining Room	7'3 x 4'8			
Main	Living Room	12'5 x 9'10			
Main	Primary Bedroom	8'10 x 9'8			
Main	Bedroom	9'9 x 7'7			

Finished Floor (Main):	785 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	785 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	785 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No			

Welcome to this exquisite 2 BED, 2 BATH plus DEN condo in City Pointe! This corner unit boasts an open layout with floor-to-ceiling windows offering views of the mountains. The cleverly designed opposing bedrooms provide privacy, flanking the central kitchen with stainless steel appliances, a built-in oven, quartz countertops and a bright eating area. The versatile den is perfect for a home office. Commute with ease using the nearby SkyTrain at Gateway Station. Close to SFU, Kwantlen, Central City Mall, T&T Supermarket, City Hall, the library, rec centre and parks. This unit includes 1 underground parking stall, a storage locker, and in-suite laundry. Ideal for first-time buyers or investors!