

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2013
Frontage (ft):	Bathrooms:	2	Age:	11
Lot Area:	Full Baths:	2	Zoning:	RM-30
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,381.50
Rear Yard Exp:	Maint. Fee:	277.63	For Tax Year:	2023
View:			P.I.D.:	029-247-012

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	89
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	
Mgmt. Company:	Colyvan Pacific - 604-683-8399
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 77, PLAN BCS4303, SECTION 22, 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:	In Suite Laundry
Site Influences:	Central Location,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Smoking Restrictions
Listing Broker(s):	eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'10 x 11'11			
Main	Dining Room	8'6 x 9'10			
Main	Kitchen	11'10 x 11'8			
Above	Primary Bedroom	11'10 x 11'2			
Above	Bedroom	9'9 x 11'2			
Below	Den	6'9 x 6'6			
Below	Foyer	5'1 x 6'10			

Finished Floor (Main):	441 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	460 sqft	# Of Kitchens:	1	Above	5	Yes
Finished Floor (Below):	158 sqft	# Of Levels:	3	Below	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,059 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,059 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

An absolute gem! Sun@72 offers a quiet, family friendly neighbourhood with a private, fenced yard and park-like, nature filled walkway. Inside this immaculate home, you'll find a modern minimalistic aesthetic, bright open kitchen, and spacious rooms with large windows. Enjoy a luxurious, spa-like experience with the heated floors in the main bathroom! Garage plus full driveway for that 2nd car. 2 parks/greenway right beside the complex. Weekly gardening and grounds maintenance included in strata fee allowing for stress-free upkeep. Close to all shopping and services. Call for your showing today! Open house this Sat Aug 10 from 12-2pm.