

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	1	Age:	15
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,595.95
Rear Yard Exp:	Northwest	Maint. Fee:	323.33	For Tax Year:	2023
View:	Yes			P.I.D.:	028-021-550

Style of Home:	Penthouse,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Log	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	220 - Total Units in Strata: 220
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Other	Fixtures Leased:	
Floor Finish:	Laminate,Mixed,Wall/Wall/Mixed	Fixtures Rmvd:	

View:	Yes : Mountain and courtyard view
Mgmt. Company:	Quay Pacific - 604-371-2208
Complex / Subdiv:	Paddington Station
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL BCS3568 LT 180 DL 309 LD 36 GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V AS APPROPRIATE.
Amenities:	Exercise Centre,In Suite Laundry,Wheelchair Access
Site Influences:	Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Security - Roughed In,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Sutton Premier Realty, Sutton Premier Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 10'			
Main	Dining Room	9'1 x 9'			
Main	Kitchen	8' x 8'4			
Main	Primary Bedroom	12'8 x 10'7			
Main	Bedroom	8'3 x 8'1			
Main	Storage	4'10 x 4'2			

Finished Floor (Main):	763 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	763 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	763 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

2 bedroom Top floor, mountain view suite with partial vaulted ceilings overlooking the secured and well-manicured courtyard. This gorgeous suite has two side-by-side parking stalls near the elevator, so you never have to haul your groceries too far. Abundance of flair with new wide plank flooring throughout, granite countertops and built-in air conditioning to keep you cool in the summer. Amenities are plentiful with grocery stores, restaurants and nearby nature trails, along with walking distance to future Skytrain Station. This premium unit is the ideal home and real estate investment for anyone. Paddington Station offers a gym on the same floor, amenity room, bike storage, library, children's craft room and onsite caretaker.