

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1982
Frontage (ft):		Bathrooms:	2	Age:	42
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$1,638.51
Rear Yard Exp:	Northeast	Maint. Fee:	463.48	For Tax Year:	2023
View:	Yes			P.I.D.:	001-881-761

Style of Home:	Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete Frame	Covered Parking:	2
Exterior:	Concrete	Parking Access:	Side
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	238
# of Fireplaces:	0 - Fuel:	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:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

View:	Yes : Central Park
Mgmt. Company:	Associa Management - 604-591-6060
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 23 DISTRICT LOT 151 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN NW2265 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYIN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ONFORM 1
Amenities:	Exercise Centre,Garden,In Suite Laundry,Pool; Indoor,Recreation Center,Sauna/Steam Room,Swirlpool/Hot Tub
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Not Allowed,Rentals Allowed
Listing Broker(s):	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 11'1			
Main	Kitchen	13'6 x 7'1			
Main	Dining Room	13'6 x 7'2			
Main	Primary Bedroom	14' x 12'2			
Main	Bedroom	12'3 x 9'2			

Finished Floor (Main):	942 sqft	# Of Rooms:	5	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	2	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	942 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	942 sqft	# Of Pets:	Cats: No, Dogs: No			

Very well maintained concrete highrise in the heart of metrotown right across Central park Golf course. This very well maintained NE corner 2 bedroom, 2 bath with insuite laundry. Very clean & well kept by the owner. Extensively renovated included new kitchen with high end stainless steel appliances. Real hardwood floor through out.This concrete highrise with updates like plumbing, elevators, parkade membrane. Resort like amenities like indoor pool, sauna, hot tub, squash courts, well equipped gym, billiards room, workshop and massive rooftop patio to entertain guests. Only few minutes walk to Patterson Skytrain station, Metropolis Mall, Crystal Mall, Central Library. Parking P2, #101 and #110, Locker #45.