

Depth/Size (ft):	0	Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	2	Age:	34
Lot Area:		Full Baths:	1	Zoning:	RM-2
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,567.29
Rear Yard Exp:		Maint. Fee:	381.19	For Tax Year:	2023
View:	Yes			P.I.D.:	016-943-601

Style of Home:	End Unit,Penthouse	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 49
# of Fireplaces:	0 - Fuel: None	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:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	Pacific Quorum Properties Inc. - 604-635-0260
Complex / Subdiv:	The Arcadian
Services Connected:	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 45, PLAN NWS3429, PART NE1/4, SECTION 11, TOWNSHIP 1, 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 1.
Amenities:	Club House,Elevator,Garden,Guest Suite,In Suite Laundry,Storage
Site Influences:	Central Location,Marina Nearby,Private Setting,Recreation Nearby,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer,Dishwasher,Drapes/Window Coverings,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Not Allowed,Smoking Restrictions
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'6 x 5'1	Main	Patio	7'7 x 7'5
Main	Kitchen	11'10 x 7'9			
Main	Dining Room	10'2 x 11'0			
Main	Living Room	14'0 x 11'7			
Main	Bedroom	9'6 x 11'2			
Main	Primary Bedroom	11'6 x 12'4			
Main	Storage	7'2 x 5'4			

Finished Floor (Main):	881 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	881 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	0			
Grand Total:	881 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to THE ARCADIAN! This fully renovated 2 Bed, 2 Bath suite features an open plan with vaulted ceilings and oversized windows in the living room. Enjoy unparalleled privacy with no shared walls and bedrooms on opposite sides. This sun-soaked condo is a short distance from the beach, schools, parks, shopping, restaurants, recreation centers, a senior activity center, and Peace Arch Hospital. The proactive Strata offers a comfortable guest suite, workshop, and renovated common room. Includes 1 storage locker and 1 secure undercover parking space. Renovations include custom cabinets, new light fixtures, ceiling fans, baseboard heaters, flooring, counters, and a soaker tub. No size restrictions for dogs! Rare in South Surrey!