

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2019
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	1	<b>Age:</b>	5
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	MF
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,678.22
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	270.63	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	030-799-457

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** DWELL PROPERTY MANAGEMENT - 604-821-2999

**Complex / Subdiv:** THE CIVIC

**Services Connected:** Electricity,Sanitary Sewer,Water

**Legal:** STRATA LOT 41, PLAN EPS4437, DISTRICT LOT 309, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** Bike Room,Club House,Guest Suite,In Suite Laundry,Playground,Storage,Wheelchair Access

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed

**Listing Broker(s):** RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'0 x 10'5			
Main	Kitchen	8'7 x 10'4			
Main	Eating Area	11'0 x 5'1			
Main	Primary Bedroom	8'11 x 12'0			
Main	Walk-In Closet	5'0 x 7'6			
Main	Den	8'2 x 6'9			
Main	Foyer	4'0 x 3'10			

<b>Finished Floor (Main):</b>	687 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	687 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	687 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Welcome to the CIVIC! This stunning one-bedroom condo features a flex room, an open plan with 9-foot ceilings, and a patio off the living area. Beautiful laminate flooring, granite countertops, and stainless steel appliances. Amenities include a large amenity room, conference room, guest suite, secure parking, storage locker, bike room, and a private courtyard with a playground. Centrally located, family-friendly, and within walking distance to amenities, shopping, transportation, and steps from the new SkyTrain.