

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	15
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RML
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,850.91
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	380.15	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	028-044-631

<b>Style of Home:</b>	Inside Unit,Upper 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>	Side
<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: None	<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>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Quay Pacific - 604-371-2208
<b>Complex / Subdiv:</b>	The Crossing
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA PLAN BCS3604, STRATA LOT 25, SECTION 16, TOWNSHIP 16, NEW WESTMINSTER DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'11 x 9'2			
Main	Dining Room	14'5 x 9'2			
Main	Living Room	11'0 x 11'4			
Main	Primary Bedroom	10'3 x 12'2			
Main	Walk-In Closet	6'10 x 4'4			
Main	Bedroom	9'3 x 11'6			
Main	Walk-In Closet	6'11 x 4'8			

<b>Finished Floor (Main):</b>	909 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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	909 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	909 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: No			

THE CROSSING!! Fabulous opportunity for first time buyers or investors!! Great location close to UFV, easy access to Highway 1, walk to McCallum Crossing for restaurants and shopping. This spacious more than 900 square foot 2 bedroom 2 bathroom condo boasts of granite kitchen counters, SS appliances and in suite laundry. Amenities include a gym and clubhouse. 1 cat allowed. Now VACANT!! Quick Completion Possible!!