

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2023
Frontage (ft):	Bathrooms:	1	Age:	1
Lot Area:	Full Baths:	1	Zoning:	RES
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,425.46
Rear Yard Exp:	Maint. Fee:	265.27	For Tax Year:	2024
View:	Yes		P.I.D.:	031-987-516

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

View:	Yes : Mountains
Mgmt. Company:	Fraser Property Management
Complex / Subdiv:	Sierra Ridge
Services Connected:	Electricity,Water
Legal:	STRATA LOT 23, DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT, STRATA PLAN EPS9123 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Bike Room,Club House,Elevator,In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Coldwell Banker Marquise Realty, Coldwell Banker Marquise Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'7 x 11'4			
Main	Dining Room	11'7 x 4'8			
Main	Kitchen	11'1 x 9'8			
Main	Bedroom	9'3 x 9'8			

Finished Floor (Main):	661 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	661 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	661 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Sierra Ridge! This 1 bed, 1 bath unit features contemporary interior schemes and finishes, waterfall quartz countertops, and a sleek and modern bathroom. Upgrades include air conditioning and under floor radiant heating in the bathroom. Includes 1 secure underground parking space, and 1 storage locker. Amenities include access to a roof top garden, social lounge, fire pits, BBQ and amazing roof top views of the Fraser River and mountains. Close proximity to West Coast Express, restaurants, shopping, parks, and within easy reach of Golden Ears park.