

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1995
Frontage (ft):		Bathrooms:	2	Age:	29
Lot Area:		Full Baths:	2	Zoning:	STRATA
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,497.58
Rear Yard Exp:		Maint. Fee:	585.71	For Tax Year:	2023
View:	No			P.I.D.:	023-109-548

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Axis Strata Management - 778-593-1952
Complex / Subdiv:	Emerald Court
Services Connected:	Electricity
Legal:	STRATA PLAN LMS2028, STRATA LOT 19, DISTRICT LOT 305, GROUP 2, 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 1
Amenities:	Elevator,In Suite Laundry,Storage
Site Influences:	Central Location,Golf Course Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'10 x 8'2	Main	Foyer	4'0 x 3'2
Main	Dining Room	13'2 x 8'11			
Main	Living Room	12'0 x 14'0			
Main	Primary Bedroom	12'0 x 13'11			
Main	Walk-In Closet	5'3 x 5'3			
Main	Bedroom	13'3 x 10'3			
Main	Den	9'10 x 8'11			

Finished Floor (Main):	1,184 sqft	# Of Rooms:	8	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	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,184 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,184 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

TOP FLOOR CORNER CONDO! This spacious 1184 square foot 2 bedroom plus den condo has loads of natural light! Big balcony, covered parking, high ceilings and a vaulted living room ceiling. Gas for the cozy gas fireplace is included in the maintenance fees. Big bedrooms allow for queen and or king beds and furniture! The Den is big and bright and could easily be used as a 3rd bedroom. Quiet location close to shopping, restaurants, schools and transit. 1 pet allowed Dog or Cat, no size restriction.