

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2003
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	21
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	STRATA
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,807.61
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	442.04	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	025-773-623

<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,Stone,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 227
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Pellet	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Strataco

**Complex / Subdiv:** Silver Springs

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

**Legal:** STRATA LOT 11, PLAN BCS542, SECTION 14, TOWNSHIP 39, 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 OR V, AS APPROPRIATE

**Amenities:** Bike Room,Club House,Elevator,Exercise Centre,In Suite Laundry,Pool; Outdoor,Recreation Center,Storage,Swirlpool/Hot Tub

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

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener

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

**Listing Broker(s):** Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	9'9 x 11'11			
Main	Kitchen	8'3 x 8'2			
Main	Dining Room	11'6 x 9'8			
Main	Primary Bedroom	10'1 x 11'11			
Main	Walk-In Closet	6'7 x 5'3			
Main	Den	8'2 x 10'8			

<b>Finished Floor (Main):</b>	875 sqft	<b># Of Rooms:</b>	6	<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			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	875 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	875 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

This spacious 1 bedroom and extra large den (could be 2nd bed) unit offers a serene living experience with its convenient location near shopping, trails, and parks. Includes 1 parking and 1 locker - BONUS: No downstairs neighbours and oversized balcony! Steps from Lafarge Lake/Town Centre Park, this home features updated flooring, huge walk-in closet, soaker tub, and breakfast bar. This well maintained building has a very proactive strata, feat. new roof and recently refurbished interior, including a modern lobby and updated hallways, Amenities you will find in the beautiful Cascade Club include an outdoor pool, hot tub, fitness centre, media centre, and more. Walking distance to Douglas College and SkyTrain, and a quick commute to Hwy 1. Book your appointment today! Open house Sun 1-3pm