

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2004
Frontage (ft):	Bathrooms:	2	Age:	20
Lot Area:	Full Baths:	2	Zoning:	TC1
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,425.16
Rear Yard Exp:	Maint. Fee:	422.86	For Tax Year:	2022
View:			P.I.D.:	025-974-521

Style of Home:	Ground Level Unit,Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	137
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	

View:

Mgmt. Company: FIRST SERVICES RESIDENTIAL - 604-992-8875

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer

Legal: STRATA LOT 2 DISTRICT LOTS 191 AND 470 GROUP 1 NEW WESTMINSTERDISTRICT STRATA PLAN BCS879TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Exercise Centre,In Suite Laundry,Wheelchair Access

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

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Axford Real Estate

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'11 x 7'7			
Main	Primary Bedroom	11'2 x 17'2			
Main	Bedroom	9'10 x 11'7			
Main	Living Room	12'1 x 10'3			
Main	Dining Room	12'1 x 8'3			
Main	Kitchen	9'1 x 8'9			
Main	Laundry	6'9 x 3'10			

Finished Floor (Main):	967 sqft	# Of Rooms:	7	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	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	967 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	967 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

This beautifully maintained 967 square foot, 2 bedroom, 2 bathroom, ground-level condo in The Sinclair at Newport Village offers an open-concept layout, a modern kitchen, laminate flooring throughout, a spacious primary bedroom with a walk-in closet and luxurious ensuite. Enjoy the private patio with direct access to landscaped grounds! 1 parking and 1 storage locker included. Enjoy the convenience and lifestyle of Newport Village which is located steps from boutique shops, restaurants, and the Evergreen SkyTrain line/WCE. This condo offers unmatched value and lifestyle with an extremely proactive strata and great building!