

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2004
Frontage (ft):		Bathrooms:	3	Age:	20
Lot Area:		Full Baths:	2	Zoning:	CD-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,863.28
Rear Yard Exp:		Maint. Fee:	535.00	For Tax Year:	2023
View:	Yes			P.I.D.:	025-905-384

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Other	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 9
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Peek a Boo Ocean
Mgmt. Company:	Blueprint - 604-200-1030
Complex / Subdiv:	Nicole Place
Services Connected:	Community,Electricity
Legal:	STRATA LOT 2 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS760 TOGETHER WITH AN INTERENT IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	In Suite Laundry,Storage
Site Influences:	Gated Complex,Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	10'9 x 17'			
Above	Dining Room	8'11 x 13'5			
Above	Kitchen	7'11 x 11'1			
Below	Primary Bedroom	11'6 x 12'6			
Below	Bedroom	9'5 x 11'			
Below	Laundry	11' x 3'			

Finished Floor (Main):	630 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	555 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	4	No
Finished Floor (Total):	1,185 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,185 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome home to Nicole Place! Bldrs owned unit so lots of xtras in this 2 lvl TWNHM! Open concept lvg on the main floor with f/p & hdwd flooring. With its close proximity to uptown, shopping, beach and on a bus route this is a winner! This floorplan is great with all your living up, your bdrms and Indry down. The HUGE South facing, fenced outdoor patio can accommodate an outdoor dining and liv room set with space to spare! This unit can be accessed from the street, main ent or through the parking garage that has 2 spots close to the unit and the garage door so easy entrance and exit! Inside you'll find ample storage as well as two storage lockers so any extra items can be stored onsite! Open house Sat Jun15 12pm-2pm.