

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	1	Age:	34
Lot Area:		Full Baths:	1	Zoning:	APT
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,385.61
Rear Yard Exp:		Maint. Fee:	309.43	For Tax Year:	2024
View:	No			P.I.D.:	016-817-117

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	47 - Total Units in Strata: 47
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	The Wynford Group - 604-261-0285
Complex / Subdiv:	EMERALD PARK
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 31 OF DISTRICT LOT 283 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NWS3394 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	In Suite Laundry
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 11'0			
Main	Dining Room	9'1 x 9'0			
Main	Kitchen	12'1 x 10'2			
Main	Bedroom	14'9 x 14'6			
Main	Walk-In Closet	4'11 x 4'8			
Main	Laundry	10'1 x 6'10			
Main	Foyer	4'6 x 4'1			

Finished Floor (Main):	952 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			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	952 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	952 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No			

Welcome home to this HUGE, bright 952 sq. ft. 1-bed, 1-bath condo featuring an open concept design. The generously sized bedroom easily accommodates a king-sized bed and includes a 4-piece ensuite and walk-in closet. The dining area can comfortably fit a FULL-SIZED dining table, perfect for entertaining. The laundry room is large enough to function as a DEN or provide additional storage. Recent updates to the flooring add a fresh touch. Included are 1 storage locker, 1 parking stall, and PLENTY of additional parking for a second vehicle. The building has also been FULLY REPLUMBED. Conveniently located near the West Coast Express, transit, shops, restaurants, community centre, library, scenic trails, and more. Please note: No dogs allowed, 1 cat is welcome. Book your private showing today!