

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1992
Frontage (ft):		Bathrooms:	2	Age:	32
Lot Area:		Full Baths:	2	Zoning:	RM-2A
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,603.54
Rear Yard Exp:		Maint. Fee:	550.00	For Tax Year:	2023
View:	Yes			P.I.D.:	017-876-567

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	128
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Metal,Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Port Mann Bridge
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer
Legal:	STRATA LOT 53 PENITENTIARY RESERVE STRATA PLAN LMS284TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TOTHE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Bike Room,Elevator,Garden,Guest Suite
Site Influences:	Central Location,Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'11 x 4'5			
Main	Kitchen	11'4 x 7'10			
Main	Living Room	21'10 x 13'			
Main	Primary Bedroom	13'8 x 11'11			
Main	Bedroom	12'9 x 9'6			
Main	Patio	26'4 x 8'11			
Main	Patio	13'8 x 9'10			

Finished Floor (Main):	1,102 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,102 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,102 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

GROUND FLOOR!! Top quality workmanship offered in this stunning 2 bedroom, 2 bathroom suite, renovated like no other in this complex. No detail has been left out; this unit offers state of the art design with high end fixtures and shows like a dream. Kitchen has eating bar with view of Fraser River & Port Mann Bridge. Loads of Built-in cupboards, most with pull out shelves. Back yard is large & park-like with your own private entrance. Close to Sapperton Landing Park & Skytrain at the Brewery District. Rain-screened in 2000, Re-piped in 2019, new roof in 2023, covered RV parking available and Guest Suite also available. This is a beauty. Call your Realtor today for a viewing.