

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2017
Frontage (ft):		Bathrooms:	3	Age:	7
Lot Area:		Full Baths:	2	Zoning:	R4-A
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$2,691.27
Rear Yard Exp:		Maint. Fee:	367.65	For Tax Year:	2023
View:	Yes			P.I.D.:	030-524-415

Style of Home:	3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	125
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	Homelife Advantage Realty Ltd.
Complex / Subdiv:	Midtown One
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	STRATA LOT 51, PLAN EPS4450, DISTRICT LOT 257, GROUP 2, 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 V
Amenities:	Air Cond./Central
Site Influences:	Central Location
Features:	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	HomeLife Advantage Realty Ltd, HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	17'0 x 7'10	Above	Walk-In Closet	3'10 x 8'5
Main	Dining Room	11'9 x 11'0	Below	Recreation Room	13'7 x 15'5
Below	Foyer	4'5 x 5'11			
Main	Living Room	12'2 x 15'5			
Above	Bedroom	9'7 x 9'6			
Above	Primary Bedroom	12'9 x 12'4			
Above	Bedroom	12'8 x 8'5			

Finished Floor (Main):	738 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	712 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	363 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsm):	0 sqft	Crawl/Bsm Height:		Below	2	No
Finished Floor (Total):	1,813 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,813 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Shows like new! Welcome to this immaculately cared for, 6 year old corner unit in Midtown with all the upgrades done. Stone countertops throughout, HW on demand, A/C, privacy blinds, 12' vaulted ceiling in the master bedroom, double vanity in the master bath, large kitchen island, open concept living on mainfloor with 9' ceilings, large rec room below, central vac and much more. This unit backs protected riparian green space for additional privacy. Outside there is a fenced yard and 8x18 deck off the main with a covered area. This unit is situated close to visitor parking and backs a path leading to a local park. Pet friendly. Ideal location, just a few minutes to all amenities and highway 1 access. Don't miss out!