

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	2	Age:	15
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,831.40
Rear Yard Exp:		Maint. Fee:	421.86	For Tax Year:	2023
View:	No			P.I.D.:	027-978-397

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Wood	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 79
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Quay Pacific - 604-371-2208
Complex / Subdiv:	The Crossing
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 33, PLAN BCS3509, SECTION 16, TOWNSHIP 16, 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:	Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Central Location
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'1 x 11'2	Main	Foyer	4'3 x 4'7
Main	Kitchen	9'4 x 9'6			
Main	Dining Room	11'1 x 9'7			
Main	Primary Bedroom	10'2 x 9'9			
Main	Walk-In Closet	6'10 x 4'7			
Main	Bedroom	9'4 x 11'7			
Main	Walk-In Closet	7' x 4'8			

Finished Floor (Main):	905 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	905 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	905 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No			

FANTASTIC OPPORTUNITY at THE CROSSING - Two bedroom, two bathroom apartment in a central location offered at a GREAT PRICE equals a GREAT DEAL! With some work, you can transform it into your ideal living space (think paint and bedroom flooring). Depending on your budget and preferences, there are various ways you can approach renovating or updating the apartment. Plus, being centrally located means you'll have easy access to amenities, transportation, and entertainment options. It's all about seeing the potential and making it your own! Priced well under the last sale of the same floor plan.