

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	2	Age:	6
Lot Area:		Full Baths:	2	Zoning:	CD-99
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,190.89
Rear Yard Exp:	West	Maint. Fee:	382.32	For Tax Year:	2023
View:	Yes			P.I.D.:	030-450-811

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Fibre Cement Board,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 94
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	Yes

View:	Yes : MOUNTAIN
Mgmt. Company:	STRATA CO - 604-294-4141
Complex / Subdiv:	THE WEX
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 127, PLAN EPS4280, SECTION 24, TOWNSHIP 8, 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:	Bike Room,Elevator,Garden,In Suite Laundry,Playground,Storage,Wheelchair Access
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Rentals Allwd w/Restrctns,Smoking Restricti
Listing Broker(s):	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'8 x 8'5	Main	Bedroom	9'10 x 8'6
Main	Living Room	11'1 x 9'10	Main	Flex Room	8'4 x 6'
Main	Dining Room	9'10 x 6'1			
Main	Foyer	5'8 x 4'8			
Main	Laundry	6'11 x 4'7			
Main	Primary Bedroom	12'10 x 9'11			
Main	Walk-In Closet	7'4 x 4'3			

Finished Floor (Main):	857 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	857 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	857 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Stunning fourth floor 2 large bdrm, 2 full bthrm PLUS den/flex room almost 900 SF unit. Extremely bright home w/lots of windows. Original owners have lots of extras; screens, black out curtains, lvg room ceiling light, lots of extra shelving. Upgrades also include: LG Oven 2024, Whirlpool dishwasher 2024, AEG hood fan, Moen Kitchen faucet 2023. 9' ceilings, wide plank laminate flooring, kitchen boasts tons of cabinets & quartz countertops, huge WI pantry. Primary has a WI closet & 4 pce ensuite w/beautiful oversized shower & 2 basins. Private covered balcony w/views of sunsets & partial view of the mountains. Community gardens, bike room, 2 elevators, 2 playgrounds. Close to Willoughby Town Centre, lots of restaurants, LEC close by, transit, highway 1, top notch schools, walking trails+++