

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2017
Frontage (ft):		Bathrooms:	2	Age:	7
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,204.73
Rear Yard Exp:		Maint. Fee:	429.34	For Tax Year:	2024
View:	Yes			P.I.D.:	030-114-969

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete Frame	Covered Parking:	1
Exterior:	Concrete,Glass,Metal	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:		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:	Other	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	AWM Alliance - 604-685-3227
Complex / Subdiv:	Delta Rise
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 239 SECTION 25 TOWNSHIP 4 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4044 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Coldwell Banker Marquise Realty, Coldwell Banker Marquise Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'3 x 11'8			
Main	Kitchen	13'3 x 11'10			
Main	Primary Bedroom	9'1 x 11'4			
Main	Bedroom	9'8 x 11'4			
Main	Walk-In Closet	5'3 x 6'0			
Main	Foyer	4'3 x 5'5			

Finished Floor (Main):	787 sqft	# Of Rooms:	6	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	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	787 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	787 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Delta Rise! This 2 bed, 2 bath 27th floor corner unit has unobstructed, panoramic views, with a wrap around 211 sq ft balcony. Floor to ceiling windows allow for lots of natural light and amazing views. The open layout of the kitchen and living room, gives a great flow and plenty of room for cooking and entertaining. Both bedrooms are of a good size, and the primary bedroom has a walk in closet. Amazing amenities including concierge service, rooftop deck and garden, children's outdoor play area, theatre room, clubhouse and gym. The unit comes with 1 underground parking space and 1 storage locker. Conveniently located near Scott Road with easy access to transit, shopping and restaurants. Open house SUN 23 June, 1-3pm