

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	1	Age:	2
Lot Area:		Full Baths:	1	Zoning:	CR-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,073.21
Rear Yard Exp:		Maint. Fee:	516.46	For Tax Year:	2023
View:	Yes			P.I.D.:	031-645-666

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Glass,Mixed	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	347 - Total Units in Strata: 121
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:	Yes : Amazing Ocean View
Mgmt. Company:	FirstService Residential - 855-273-1967
Complex / Subdiv:	The Martin at Foster Martin
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 34, PLAN EPS7665, SECTION 10, TOWNSHIP 1, 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,Exercise Centre,In Suite Laundry,Playground,Pool; Indoor,Recreation Center,Sauna/Steam Room,Storage,Swirlpool/Hot Tub,Concierge
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Microwave,Other - See Remarks,Smoke Alarm,Sprinkler - Fire,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 11'7			
Main	Dining Room	7'6 x 4'4			
Main	Kitchen	9'10 x 8'3			
Main	Primary Bedroom	9' x 10'3			
Main	Flex Room	8'10 x 7'3			
Main	Foyer	5'1 x 3'8			

Finished Floor (Main):	817 sqft	# Of Rooms:	6	Bathroom Floor		# of Pieces		Ensuite?	
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main		4		No	
Finished Floor (Below):	0 sqft	# Of Levels:	1						
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:							
Finished Floor (Total):	817 sqft	Basement:	None						
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100						
Grand Total:	817 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes						

AMAZING SW-FACING OCEAN VIEW 1 bdrm, 1 bthrm & versatile flex rm. Offers engineered hardwd, flr-to-ceiling UV-rated windows, VRF heating/AC, LG washer/dryer. Kitchen inclds marble counters, ample storage, soft-close & premium Miele applces. W-facing bdrm has partial ocean view & closet w B/I organizers. Elegant bthrm boasts heated marble tile, soaker tub, separate glass shower & oversize back-lit mirrors. Large balcony perfect for BBQs (gas incld). 1 secure park, storage & bike lockers. 2 dogs or 2 cats, or 1 of ea. Many amenities: swim pool, hot tub, sauna, steam rm, gym, yoga studio, games rm, business lounge, EV charging, private shuttle & concierge. 15-min walk to schools, shops, rec, hospital & beach. Near golf, aquatic centre, marina, CAN/US border & Hwys. OPEN SUNDAY, JUNE 30 12-2PM