

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2003
Frontage (ft):	Bathrooms:	2	Age:	21
Lot Area:	Full Baths:	2	Zoning:	ZLR13
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,003.59
Rear Yard Exp:	Maint. Fee:	706.10	For Tax Year:	2023
View:	Yes		P.I.D.:	025-663-437

Style of Home:	Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Rear
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	91
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : FRASER RIVER & SHADY ISLAND
Mgmt. Company:	COLYVAN PACIFIC - 604-683-8399
Complex / Subdiv:	COPPER SKY
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	025-663-437 STRATA LOT 4, BLOCK 3N, PLAN BCS374, SECTION 11, RANGE 7W, 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 1 OR V, AS APPROPRIATE
Amenities:	Bike Room,Exercise Centre,Garden,In Suite Laundry,Recreation Center,Storage,Wheelchair Access
Site Influences:	Marina Nearby,Recreation Nearby,Shopping Nearby,Waterfront Property
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Smoking Restrictions
Listing Broker(s):	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'1 x 12'5	Main	Utility	7'7 x 3'3
Main	Dining Room	12'6 x 7'11	Main	Foyer	4'2 x 4'3
Main	Den	9'8 x 9'0	Main	Other	0'0 x 0'0
Main	Kitchen	10'8 x 8'2			
Main	Primary Bedroom	15'10 x 12'0			
Main	Bedroom	9'0 x 10'5			
Main	Walk-In Closet	9'4 x 7'2			

Finished Floor (Main):	1,157 sqft	# Of Rooms:	10	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	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,157 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,157 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Stunning waterfront property with unobstructed view of the Fraser River, expansive garden & lagoon, in an unbeatable location. Rarely available stylish open concept ground floor home with it's own private entrance, giving it a townhouse feel. South-East corner suite, offering privacy & an abundance of natural sunlight. Spacious 2 BDRM, 2 BATHS, DEN. Updated kitchen with S.S. appliances, Granite Countertops, White cabinets & breakfast bar. Custom paint throughout, elegant x-wide crown and baseboard moldings & easy-care modern "driftwood-look" flooring in the main living area. The impressive 602 sq. ft. wrap-around patio offers direct access to riverside boardwalk, & a short stroll to STEVESTON VILLAGE with its restaurants and quaint shops. Lives like a "sunny holiday getaway" all year long!