

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	2	Age:	15
Lot Area:		Full Baths:	2	Zoning:	C-2A
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,727.88
Rear Yard Exp:		Maint. Fee:	552.38	For Tax Year:	2023
View:	No			P.I.D.:	028-018-834

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Aluminum,Fibre Cement Board,Wood	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding,RV Parking Avail.
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 36
# of Fireplaces:	1 - Fuel: Gas - Natural	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:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	QUAY PACIFIC PROPERTY - 604-521-0876
Complex / Subdiv:	VIA
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 21, PLAN BCS3566, DISTRICT LOT 757, GROUP 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:	Elevator,In Suite Laundry,Storage
Site Influences:	Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Microwave,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'3 x 4'10	Main	Laundry	4'6 x 5'11
Main	Kitchen	10'4 x 10'3			
Main	Eating Area	11'11 x 10'10			
Main	Primary Bedroom	12'1 x 13'7			
Main	Den	10'1 x 9'4			
Main	Living Room	11'11 x 12'10			
Main	Bedroom	10'1 x 10'4			

Finished Floor (Main):	1,152 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,152 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,152 sqft	# Of Pets:	No Restriction - Cats: Yes, Dogs: Yes			

Discover your dream condo in a prime location, perfect for urban living! This bright and spacious south facing 1,152 sq. ft. condo features 2 bedrooms, 2 bathrooms, and a large den that can easily be used as a third bedroom. Enjoy the modern aesthetics of laminate flooring, sleek stainless steel appliances, and elegant granite countertops. Centrally located, it offers quick commutes to Annacis Island, Richmond, and downtown New Westminster. Additional perks include two parking spots with over-height vehicle accommodation. A perfect blend of style and convenience!