

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2012
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	1	<b>Age:</b>	12
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,553.16
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	384.63	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	028-884-507

<b>Style of Home:</b>	1 Storey,Corner Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Fibre Cement Board	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	- Total Units in Strata: 101
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Dwell Property Management - 604-248-0752

**Complex / Subdiv:** VARSITY

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 9 DISTRICT LOT 309 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN BCS4480 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,In Suite Laundry,Recreation Center,Storage

**Site Influences:** Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby,Treed

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Garage Door Opener,Microwave,Security - Roughed In,Smoke Alarm,Sprinkler - Fire

**Bylaw Restrict:** Pets Allowed w/Rest.,Smoking Restrictions

**Listing Broker(s):** Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10'11 x 10'0	Main	Laundry	6'5 x 2'11
Main	Walk-In Closet	4'6 x 5'2			
Main	Kitchen	8'8 x 10'7			
Main	Dining Room	10'11 x 6'6			
Main	Den	7'1 x 6'			
Main	Living Room	11'5 x 9'11			
Main	Patio	10'8 x 9'11			

<b>Finished Floor (Main):</b>	658 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	658 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	658 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

This bright & spacious CORNER UNIT 1 Bedroom & DEN at Varsity is move-in ready! 9 ft ceilings, lots of windows & natural light, and your spacious kitchen has a Gas stove and window over the sink! The bedroom has a walk-in closet with custom shelving, and your large den is a great office or guest room! Your sunny balcony is elevated from ground level, surrounded by trees and landscaping for privacy, has lots of room to entertain, and gas BBQ hookup! 1 Parking Space & Storage Locker, with bonus Bike Storage and an amenity room. Non-Smoking Building, 2 Pets allowed (large dogs ok!). Prime location! Walk to shops, restaurants, groceries, future Skytrain, & transit at your door.