

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	1	Age:	18
Lot Area:		Full Baths:	1	Zoning:	CD-27
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,824.27
Rear Yard Exp:		Maint. Fee:	329.97	For Tax Year:	2023
View:	Yes			P.I.D.:	026-578-972

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stone,Wood	Parking Access:	Rear
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Mountain Views
Mgmt. Company:	Associa - 604-591-6060
Complex / Subdiv:	SPECTACLE
Services Connected:	Electricity,Water
Legal:	STRATA LOT 86 SECTION 11 TOWNSHIP 50 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1695 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,Exercise Centre,In Suite Laundry,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Vaulted Ceiling
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 9'6			
Main	Kitchen	11'1 x 6'11			
Main	Eating Area	6'6 x 4'			
Main	Primary Bedroom	13' x 10'6			
Main	Bedroom	11'2 x 8'8			
Main	Foyer	5'4 x 3'5			

Finished Floor (Main):	727 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 (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	727 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	727 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

TOP FLOOR 2 Bedroom with breathtaking mountain views. Features an open floor plan, in-suite laundry, large balcony and just over 13 ft. vaulted ceilings in the living room and kitchen. Amenities include exercise centre and bike room. Prime location, just steps away from restaurants & shops and easy highway access.

