

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	2	Age:	18
Lot Area:		Full Baths:	1	Zoning:	RMF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$1,578.65
Rear Yard Exp:		Maint. Fee:	373.20	For Tax Year:	2023
View:	Yes			P.I.D.:	026-766-868

Style of Home:	Ground Level Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Fibre Cement Board,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	81 - Total Units in Strata: 81
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Fibreglass	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	Yes : TREED WALKWAY
Mgmt. Company:	WYNFORD - 604-261-0285
Complex / Subdiv:	CORTINA
Services Connected:	Sanitary Sewer,Storm Sewer
Legal:	LOT 15, DIST LOT 171, LD 36, PLAN BCS1984, GROUP 1, NWD
Amenities:	Bike Room,Elevator,In Suite Laundry,Storage
Site Influences:	Greenbelt,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Microwave,Security - Roughed In,Sprinkler - Fire,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	12'6 x 12'3			
Main	Den	9' x 7'6			
Main	Kitchen	9' x 8'5			
Main	Eating Area	7'4 x 7'			
Main	Living Room	14' x 11'8			
Main	Foyer	8' x 4'			

Finished Floor (Main):	751 sqft	# Of Rooms:	6	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	2	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	751 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	751 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

CORTINA; GROUND FLOOR 1 BED & DEN, 2 BATHS, 2 PARKING SPOTS! Walk to Edmonds Skytrain, City Parks, shops, Community Center. Open plan with view to trees, not other buildings- Kitchen feat. stainless appliances (stove & DW 3 yrs) Granite counters & eating bar. Primary bedrm boasts Dbl doors, space for King bed, mirrored closet, full 4 pc ensuite w/soaker tub. Den allows for daybed etc. Features inc. 9' ceilings, electric fireplace, powder rm for guests, laminate floors, (no carpet) storage locker (approx 8'x6') & Spacious balcony (11'9x10'6). Unit overlooks walking trails & trees on QUIET side of the building. Ground floor, not ground level; elevated for security & privacy. Well-maintained Rainscreened building offers amenities rm, outdoor patio area, 2 elevators, car wash area. 3 PETS OK!