

Depth/Size (ft):		Bedrooms:	0	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	1	Age:	0
Lot Area:		Full Baths:	1	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:		Maint. Fee:	211.32	For Tax Year:	2024
View:	No			P.I.D.:	032-152-515

Style of Home:	1 Storey	Parking:	Total: 0 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	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:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Q5
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 54 SECTION 23 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTERDISTRICT STRATA PLAN EPS9098 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Playground,Recreation Center,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Intercom
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

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

Finished Floor (Main):	379 sqft	# Of Rooms:	5	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	Suite:	None			
Finished Floor (Total):	379 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	379 sqft	Beds In Bsmt:	0 / 0			
		# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to Q5 - West Coast inspired design built in 2024 by Tien Shier. Spacious studio home with tons of light & many updates including faux wood beams & dining nook with built in bench seating & cabinets! Galley style kitchen with modern designer, 2 tone colour palette, plenty of storage, elegant quartz countertop, stainless-steel appliances & engineered flooring throughout Enjoy morning coffee & evenings entertaining on the oversized 126 sq ft balcony, Everything in this development has been well thought out including the Brand-new world-class amenities - Gym, yoga studio, lounge/workspace, inside & outside entertaining spaces, community garden & playground. Full height storage locker included. Located close to Expo Line, shops & restaurants. Great investment or first time buyer home!