

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1973
Frontage (ft):		Bathrooms:	2	Age:	51
Lot Area:		Full Baths:	1	Zoning:	RM3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$1,416.94
Rear Yard Exp:		Maint. Fee:	479.63	For Tax Year:	2023
View:	Yes			P.I.D.:	001-116-061

Style of Home:	Corner Unit,End Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 48
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	

View:	Yes : University Hill, Mountain,
Mgmt. Company:	Ascent Real Estate Management - 604-431-1800
Complex / Subdiv:	Westcliff Arms
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 45,PLAN NWS131, DISTRICT LOT 127,GROUP 1, NEW WESTMINSTER LAND DISTRICT, 21/1000 0698-5562 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V. AS APPROPRIATE
Amenities:	Bike Room,Elevator,In Suite Laundry,Recreation Center,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Macdonald Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'5 x 6'10			
Main	Dining Room	8'2 x 5'9			
Main	Living Room	14'9 x 12'4			
Main	Primary Bedroom	14'5 x 10'6			
Main	Bedroom	10'6 x 8'11			
Main	Foyer	4'3 x 4'1			

Finished Floor (Main):	902 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	Main	2	Yes
Finished Floor (Bsm):	0 sqft	Crawl/Bsm Height:				
Finished Floor (Total):	902 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	902 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Top Floor - End Unit - Fantastic Views - Balcony wraps around side of home providing a private quiet seating area-Front of Balcony has the panoramic view including the University and more. Home is freshly painted-boasts newer kitchen cabinets, counter tops, and stove. Spacious living room - Roomy Master Bedroom with ensuite. Lots of windows provide natural light. This clean home is move in ready - unpack, relax and enjoy the comfort. The Emergency exit is mere steps away from this top floor Unit. Elementary and Secondary Schools are close by and Burnaby Heights shopping and services are mere blocks away. Bus services, including to sky train, are readily available. This home and location has it all. Ongoing maintenance and upgrades keep this Building in top condition. Call now to view!