

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2017
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	7
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM5S M
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,515.78
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	590.90	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	030-300-631

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Aluminum,Concrete,Glass	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 280
<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>	Geothermal	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Rooftop Deck	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains, Water, City
<b>Mgmt. Company:</b>	Rancho Management Services - 604-684-4508
<b>Complex / Subdiv:</b>	Solo District - Altus
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 268, PLAN EPS3583, DISTRICT LOT 119, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Air Cond./Central,Club House,Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Restaurant,Storage,Wheelchair Access,Concierge
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Marina Nearby,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Intercom,Microwave,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'3 x 9'10	Main	Patio	29'7 x 5'10
Main	Kitchen	9'6 x 8'9			
Main	Foyer	5'11 x 4'7			
Main	Den	6'6 x 5'8			
Main	Dining Room	10'11 x 8'0			
Main	Primary Bedroom	10'7 x 9'4			
Main	Bedroom	10'7 x 9'0			

<b>Finished Floor (Main):</b>	827 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	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	827 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	827 sqft	<b># Of Pets:</b>				

Welcome to luxury living at Altus, SOLO District. This 2 bed/2 bath + Den condo on the 46th-floor features 10-foot ceilings and a stunning balcony that spans the length of the unit, offering breathtaking views. Enjoy modern finishes and state-of-the-art geothermal heating and cooling. This is one of the only units in the building that comes with both 2 parking and 2 storage units! The building boasts exclusive amenities, including a 5000 sq ft rooftop space with a kitchen, lounge, BBQ, gym, and sports arena. Just steps from Whole Foods, Starbucks, and the Brentwood Town Centre SkyTrain Station, convenience is at your doorstep. Contact your realtor today to view this exceptional residence!