

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	2	Age:	18
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,859.17
Rear Yard Exp:		Maint. Fee:	504.00	For Tax Year:	2023
View:	No			P.I.D.:	026-820-226

Style of Home:	Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	GODDARD & SMITH REALTY - 604-534-7974
Complex / Subdiv:	MADISON STATION
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 41, PLAN BCS2040, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON 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,Storage,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 11'8			
Main	Primary Bedroom	13'3 x 9'11			
Main	Kitchen	9'7 x 9'0			
Main	Dining Room	8'8 x 7'8			
Main	Bedroom	10'0 x 9'1			
Main	Den	9'1 x 4'6			
Main	Foyer	6'0 x 5'3			

Finished Floor (Main):	942 sqft	# Of Rooms:	7	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	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	942 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	942 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to the highly coveted "Madison Station." This TOP FLOOR 2-bedroom, 2-bathroom plus DEN condo is truly remarkable. Featuring a vaulted ceiling in the living room, this spacious unit offers maximum privacy with bedrooms on opposite sides. The kitchen boasts stainless steel appliances and granite countertops, complemented by easy-to-clean laminate floors throughout. Enjoy ample storage in the laundry room. Savor your morning coffee or host BBQs on the private south-facing balcony. Includes TWO PARKING stalls and a storage locker. Gas is included in the strata fee! The building offers a gym, library, bike room, and a large amenity room. Ideally located near central shopping, parks, Nicomekl River trails, schools, and the future Skytrain station. Book your private showing today!