

|                  |    |             |        |                     |             |
|------------------|----|-------------|--------|---------------------|-------------|
| 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 (Bsmt):  | 0 sqft   | Crawl/Bsmt 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!