

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2015
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	9
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM3
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,405.24
<b>Rear Yard Exp:</b>	Northeast	<b>Maint. Fee:</b>	384.46	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-619-475

<b>Style of Home:</b>	Corner Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone,Wood	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 81
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain
<b>Mgmt. Company:</b>	Fraser Property Management - 604-466-7021
<b>Complex / Subdiv:</b>	Station One
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 54, PLAN EPS2806, SECTION 20, TOWNSHIP 12, 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>	Elevator,In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
<b>Listing Broker(s):</b>	RE/MAX LIFESTYLES REALTY

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'8 x 8'8			
Main	Eating Area	9'6 x 8'6			
Main	Living Room	12'4 x 10'6			
Main	Primary Bedroom	10'1 x 11'0			
Main	Bedroom	9'9 x 9'8			
Main	Foyer	5'4 x 4'7			

<b>Finished Floor (Main):</b>	890 sqft	<b># Of Rooms:</b>	6	<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>	890 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	890 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to your new home in the heart of Maple Ridge! This stunning 2 bedroom, 2 bath corner unit condo boasts mountain views and an abundance of natural light, thanks to its numerous windows. Situated in a prime central location, you'll enjoy easy access to shopping, dining, and public transportation. Step inside to discover a spacious open-concept living area, perfect for entertaining. The modern kitchen features stainless appliances, large pantry and amazing island. Both bedrooms are generously sized, with the primary bedroom offering a private ensuite. This condo comes with the added convenience of two parking spaces. Relax on your private deck or explore the vibrant neighborhood, this condo offers the perfect blend of comfort and convenience.