

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2016
Frontage (ft):	Bathrooms:	1	Age:	8
Lot Area:	Full Baths:	1	Zoning:	CD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,374.45
Rear Yard Exp:	Maint. Fee:	435.31	For Tax Year:	2023
View:	No		P.I.D.:	030-015-588

Style of Home:	Loft/Warehouse Conv.,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Mixed,Other	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Underground
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold prepaid-Strata
Fuel/Heating:	Radiant	Property Disc:	Yes
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Other,Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Associa BC - 604-591-6060
Complex / Subdiv:	Veritas by Polygon
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 72 DISTRICT LOT 211 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS3829 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator,Exercise Centre,In Suite Laundry
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Sprinkler - Fire,Vaulted Ceiling
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'8 x 5'6			
Main	Kitchen	19'8 x 13'10			
Main	Living Room	14'8 x 11'1			
Above	Primary Bedroom	11'3 x 13'4			

Finished Floor (Main):	493 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	250 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	743 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	743 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

SEE VIRTUAL TOUR! Units like this don't come around often. Built by Polygon in the heart of SFU, this loft-style top floor apartment in Veritas has undergone a complete, custom transformation in the last year! Bold and beautiful, no expense was spared in the crafting of this design masterpiece. Kitchen features a custom island with storage and bar seating, quartz counters, backsplash and wall treatment, brand new (Nov 2023) top of the line appliances (all which can be controlled by the Smart Hub), Delta faucet and pot filler. Living room features 18' ceilings and expansive windows complete with blackout motorized blinds. Castle Wood European Oak floors and Lutron lighting system throughout. AND a fully renovated bathroom. Call today!