

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2008
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	16
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM6
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,480.16
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	395.56	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-474-127

<b>Style of Home:</b>	Corner Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Concrete,Glass	<b>Parking Access:</b>	
<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>	
<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>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : CITY AND MOUNT BAKER
<b>Mgmt. Company:</b>	ASCENT REAL ESTATE MANAGEMENT - 604-293-2415
<b>Complex / Subdiv:</b>	CORA
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 176, PLAN BCS2762, DISTRICT LOT 3, 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>	Elevator,Exercise Centre,In Suite Laundry
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Royal LePage Sterling Realty

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

<b>Finished Floor (Main):</b>	1,010 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	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,010 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,010 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome home! Morning sun floods through your floor to ceiling windows-later in the day enjoy cool evenings on the balcony with views of Mount Baker. This 1010 sq. ft. corner home offers a great floorplan, 2 bedrooms & 2 full bathrooms situated on opposite sides for privacy & convenience. The moment you walk in the front door you are greeted by space & light. Engineered hardwood throughout & like-new condition makes this home the one! Inside the door is a den, perfect for a home office. A pantry cupboard & laundry area offer extra storage. Open concept kitchen-granite counters island plus stainless steel appliances opens to the dining & living room. There are 2 large parking spots & storage locker conveniently located near the elevator door. Amenities include a gym, meeting & rec room.