

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 2022
Frontage (ft):	Bathrooms: 1	Age: 2
Lot Area:	Full Baths: 1	Zoning: RM-3
Flood Plain:	Half Baths: 0	Gross Taxes: \$1,830.93
Rear Yard Exp:	Maint. Fee: 374.71	For Tax Year: 2022
View:		P.I.D.: 031-579-612

Style of Home: Inside Unit	Parking: Total: 1 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Brick,Mixed,Wood	Parking Access:
Foundation:	Parking: Garage; Underground,Visitor Parking
Rain Screen:	Locker: Yes
Renovations:	Units in Dev: 398
# of Fireplaces:	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard	Property Disc: Yes
Outdoor Area: Balcony(s)	PAD Rental:
Type of Roof: Asphalt,Torch-On	Fixtures Leased:
Floor Finish: Laminate,Tile	Fixtures Rmvd:

View:

Mgmt. Company: First Service Residential - 855-273-1967

Complex / Subdiv: The Oaks

Services Connected: Community,Electricity,Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 21, PLAN EPS5626, DISTRICT LOT 106, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PHASE 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Club House,Elevator,Exercise Centre,Green House,In Suite Laundry,Playground,Recreation Center,Storage

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Smoke Alarm,Sprinkler - Fire

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

Listing Broker(s): Sutton Group - 1st West Realty, Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 8'11			
Main	Kitchen	10'1 x 10'2			
Main	Primary Bedroom	10'5 x 10'4			
Main	Bedroom	11'8 x 8'6			
Main	Walk-In Closet	7'11 x 3'11			
Main	Foyer	5'6 x 5'1			

Finished Floor (Main): 741 sqft	# Of Rooms: 6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	3	Yes
Finished Floor (Below): 0 sqft	# Of Levels: 1			
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 741 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 741 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

Welcome to The Oaks by Strand in the vibrant Burquitlam area. This well-designed 2-bedroom, 1-bathroom unit overlooks a quiet courtyard. Benefit from over 28,000 sq ft of high-quality amenities, including a work lounge, BBQ area, theater, library, games room, gym, and party room. The unit comes with 1 parking space and 1 storage locker. Conveniently located near the Skytrain station and a large grocery store. Join us for the Open House on June 29th (Saturday) and June 30th (Sunday) from 1-3 PM.