

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2016
Frontage (ft):		Bathrooms:	1	Age:	8
Lot Area:		Full Baths:	1	Zoning:	RM-4
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,292.66
Rear Yard Exp:		Maint. Fee:	299.25	For Tax Year:	2023
View:	Yes			P.I.D.:	029-766-028

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	248
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View: Yes : CITY, MOUNTAIN AND RIVER

Mgmt. Company:

Complex / Subdiv:

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

Legal: STRATA LOT 174, PLAN EPS2995, DISTRICT LOT 115, 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

Amenities: Bike Room,Club House,Elevator,Exercise Centre,Guest Suite,Pool; Outdoor,Storage,Concierge

Site Influences:

Features:

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

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 8'			
Main	Living Room	14'7 x 10'3			
Main	Dining Room	8' x 11'			
Main	Primary Bedroom	10'6 x 9'4			
Main	Den	6'6 x 4'10			

Finished Floor (Main):	643 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	643 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	643 sqft	Beds In Bsmt:	0 / 1			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

OPEN HOUSE SATURDAY JUNE 29 FROM 1-3PM. Welcome to this home in the desirable PARKSIDE building. This is a one bedroom with a den boasting over 630 square feet which sits on the 18th floor and has incredible panoramic views of the mountains, city, river and park! This home has high ceilings and expansive windows for tons of natural light. Also comes with a sizeable storage locker, underground parking stall and LOW STRATA FEES! Not to mention, an oversized bedroom that has a walkout door to your balcony. This building comes with top end amenities including an outdoor pool, guest suites, exercise gym, yoga room and more!