

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1973
Frontage (ft):		Bathrooms:	1	Age:	51
Lot Area:		Full Baths:	1	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,735.04
Rear Yard Exp:		Maint. Fee:	643.63	For Tax Year:	2023
View:	No			P.I.D.:	001-117-211

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	42 - Total Units in Strata: 42
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Mixed	Fixtures Rmvd:	

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 4, SUB BLOCK 3, PLAN NWS93, NEW WESTMINSTER LAND DISTRICT, OF LOT 11, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Shared Laundry,Storage
Site Influences:	Central Location,Shopping Nearby,Ski Hill Nearby
Features:	Garage Door Opener,Microwave,Refrigerator,Smoke Alarm,Stove
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Oakwyn Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 12'6			
Main	Dining Room	8'6 x 7'8			
Main	Kitchen	7'2 x 7'2			
Main	Bedroom	13'5 x 10'1			
Main	Bedroom	11'2 x 9'2			

Finished Floor (Main):	867 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:				
Finished Floor (Total):	867 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	867 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	1 - Cats: Yes, Dogs: Yes			

This stunning 2-bedroom, 1-bathroom condo is beautifully renovated and located in the vibrant heart of New Westminster. Enjoy abundant natural light in this sun-drenched, SW facing corner unit, complete with a spacious wrap-around patio perfect for BBQs and entertaining. Renovated extensively in 2019, this condo features a modern kitchen, updated bathroom, and new flooring throughout. Experience the convenience of urban living with a short walk to Columbia Street and the Sapperton Skytrain, which gets you downtown in less than 30 minutes. The nearby Brewery District offers a variety of grocery stores & shops. The well-maintained building recent upgrades, include roof, updated piping, fibre optic, and building membrane. 1 parking & 1 storage included. 1 Cat/Dog Allowed.