

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1989
Frontage (ft):	Bathrooms:	2	Age:	35
Lot Area:	Full Baths:	2	Zoning:	RM-6B
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,774.51
Rear Yard Exp:	Maint. Fee:	637.51	For Tax Year:	2023
View:	Yes		P.I.D.:	011-485-931

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	98
# of Fireplaces:		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:	Other	Fixtures Leased:	No
Floor Finish:	Mixed,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	Yes : Not specified
Mgmt. Company:	NGI Goddard & Smith - 604-534-7974
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 42, PLAN NWS2797, DISTRICT LOT 3981, 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 1
Amenities:	Bike Room,Club House,Elevator,Exercise Centre,In Suite Laundry,Pool; Indoor,Recreation Center,Swirlpool/Hot Tub
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Not Allowed
Listing Broker(s):	Century 21 Creekside Realty Ltd., Century 21 Creekside Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 19'7			
Main	Dining Room	10'4 x 9'10			
Main	Kitchen	7'10 x 9'10			
Main	Bedroom	10'10 x 9'7"			
Main	Primary Bedroom	16'3 x 12'10			
Main	Bedroom	13' x 10'4			

Finished Floor (Main):	1,315 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,315 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,315 sqft	# Of Pets:	Cats: No, Dogs: No			

Clean 7th floor condo available for Sale! This spacious unit features 1315 sqft of living space with 3 bedrooms, and 2 bathrooms. Enjoy modern amenities including a fitness centre, pool, and hot tub. The open layout and large windows provide ample natural light. Perfect for anyone looking for a comfortable and stylish living space. Don't miss the opportunity to make this condo your new home sweet home! Contact us today for a viewing. Located in one of the most desirable areas with the city at your feet.