

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	1	Age:	30
Lot Area:		Full Baths:	1	Zoning:	RMF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,840.04
Rear Yard Exp:		Maint. Fee:	317.34	For Tax Year:	2023
View:	Yes			P.I.D.:	018-870-970

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	150 - Total Units in Strata: 150
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Valley/Mountain
Mgmt. Company:	Pivot Point Properties - 604-743-1600
Complex / Subdiv:	La Costa Green
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 95 SECTION 19 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS1425 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,Guest Suite,In Suite Laundry
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 10'7			
Main	Dining Room	11'6 x 10'1			
Main	Kitchen	10'7 x 8'0			
Main	Laundry	8'0 x 5'3			
Main	Primary Bedroom	17'3 x 13'9			
Main	Foyer	4'11 x 5'8			

Finished Floor (Main):	853 sqft	# Of Rooms:	6	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	Crawl/Bsmt Height:				
Finished Floor (Total):	853 sqft	Basement:	None			
Unfinished Floor:	50 sqft	# or % of Rentals Allowed:				
Grand Total:	903 sqft	# Of Pets:				

Experience the elegance of this exquisitely maintained unit, offering terrific views and nestled in an ideal & central location. Conveniently close to shopping, grocery stores, dining, transit, Kennedy Elementary & N. Delta secondary school. This unit features a very large primary bedroom, great floor plan, sought after 2 parking Stalls 117 & 114, a storage locker C20, a gas fireplace (gas is included in fee's) and private balcony. The private balcony provides a serene retreat after those long days, complete with a walk-through closet. The building is impeccably maintained, with a proactive strata. Complex has Social/party room, guest suite. Call today to book your private showing.