

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	1976
Frontage (ft):	Bathrooms:	1	Age:	48
Lot Area:	Full Baths:	1	Zoning:	024
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,159.81
Rear Yard Exp:	Maint. Fee:	557.86	For Tax Year:	2023
View:	Yes		P.I.D.:	001-397-290

Style of Home:	Inside Unit,Penthouse	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Wood	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	Full	Locker:	Yes
Renovations:	Partly	Units in Dev:	138
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Garden view
Mgmt. Company:	Colyvan Pacific - 604-599-1650
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	PL NWS505 LT 135 BLK 4N LD 36 SEC 15 RNG 7W. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
Amenities:	Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Playground,Recreation Center,Sauna/Steam Room,Storage,Workshop Detached
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Pantry
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Homelife Benchmark Realty Corp., Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'9 x 13'0			
Main	Dining Room	9'4 x 8'0			
Main	Kitchen	6'10 x 7'5			
Main	Primary Bedroom	10'7 x 14'4			
Main	Laundry	4'1 x 7'7			
Main	Foyer	4'3 x 7'7			
Main	Storage	9'2 x 4'4			

Finished Floor (Main):	747 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	747 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	747 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

A great opportunity to own in the popular Seafair neighborhood in Richmond. This TOP FLOOR, 1 bed, 1 bath large and sunny condo offers a generous bedroom, new carpets, updated lighting and appliances, and IN SUITE LAUNDRY with a pantry area as well. Updated bathroom with walk in shower and plenty of storage. Cozy living room with a wood burning fireplace. Beautiful west facing large patio space overlooking the lush garden areas, the perfect spot to enjoy entertaining on a summer evening. Attached storage area or workshop with another storage locker located in the parkade. 1 parking with additional parking stalls available for rent. Fantastic amenities with a clubhouse, gym, sauna, playground and party room. Proactive, well run strata. Bring your kids and pets, they are both welcome here!