

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

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

<b>View:</b>	Yes : Garden view
<b>Mgmt. Company:</b>	Colyvan Pacific - 604-599-1650
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	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.
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Playground,Recreation Center,Sauna/Steam Room,Storage,Workshop Detached
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Pantry
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	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			

<b>Finished Floor (Main):</b>	747 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	747 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	747 sqft	<b># Of Pets:</b>	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!