

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2014
Frontage (ft):		Bathrooms:	2	Age:	10
Lot Area:		Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,346.59
Rear Yard Exp:		Maint. Fee:	605.13	For Tax Year:	2022
View:	Yes			P.I.D.:	029-358-973

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 137
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	

View:	Yes : RIVER, CITY & MOUNTAIN VIEW
Mgmt. Company:	RANCHO PROPERTY MANAGEMENT - 604-684-4508
Complex / Subdiv:	THE AUSTIN
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 51, PLAN EPS2243, DISTRICT LOT 356, 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 V
Amenities:	Club House,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Storage,Concierge
Site Influences:	Central Location,Golf Course Nearby,Managed Forest Land,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	14'5 x 8'2			
Main	Living Room	14'3 x 11'6			
Main	Kitchen	9'6 x 8'6			
Main	Primary Bedroom	10'8 x 12'8			
Main	Bedroom	10'0 x 9'5			

Finished Floor (Main):	948 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	948 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	948 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Experience breathtaking south-facing views of the city, river, bridges, and mountains through floor-to-ceiling windows. This exquisite corner unit boasts two balconies, two bedrooms, two bathrooms, brand new carpet, and fresh paint. The kitchen features granite countertops, stainless steel appliances, and a large island. The open living and dining area is perfect for entertaining. Additional perks include a storage locker, one parking stall, visitor parking, and EV chargers. Pets are welcome. Amenities include a fitness centre, yoga studio, party room, guest suite, outdoor common area, and a full-time manager. Conveniently located near HWY 1, the Vancouver Golf Club, restaurants, Lougheed Mall, and the skytrain.