

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2021
Frontage (ft):	Bathrooms:	2	Age:	3
Lot Area:	Full Baths:	2	Zoning:	CD-123
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,054.11
Rear Yard Exp:	Maint. Fee:	426.69	For Tax Year:	2023
View:	No		P.I.D.:	031-277-705

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 489
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Carpet,Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	First Service Residential - 604-689-4829
Complex / Subdiv:	UNION PARK
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 49, PLAN EPS5773, SECTION 26, TOWNSHIP 8, 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,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub
Site Influences:	Central Location,Paved Road,Recreation Nearby,Shopping Nearby
Features:	Dishwasher,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'1 x 5'9	Main	Patio	8'1 x 6'6
Main	Kitchen	12'10 x 7'7			
Main	Dining Room	11'4 x 7'4			
Main	Living Room	11'3 x 10'1			
Main	Primary Bedroom	9'4 x 10'0			
Main	Walk-In Closet	4'7 x 4'9			
Main	Bedroom	8'4 x 7'4			

Finished Floor (Main):	846 sqft	# Of Rooms:	8	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):	846 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	846 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Union Park by the renowned Polygon Homes. This exquisite 2-bed, 2-bath residence spans over 846 sqft and boasts the quiet Easterly views of the courtyard. The home features an open floor plan with high ceilings & elegant laminate flooring. The modern kitchen is equipped with S/S appliances, a GAS range stove & a large island with stunning quartz countertops. The bright living room, adorned with expansive windows, opens to a covered balcony, perfect for entertaining. The master bedroom offers a generous walk-in closet & an ensuite bathroom with double sinks & a large shower. Centrally located near Willowbrook Shopping Centre, Costco, Hwy 1, Carvolth Bus Exchange & more. Amenities include a pool, hot tub, gym, garden, guest suite, clubhouse, in-suite laundry, playground and more.