

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2018
Frontage (ft):	Bathrooms:	1	Age:	6
Lot Area:	Full Baths:	1	Zoning:	CD-99
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,860.82
Rear Yard Exp:	Maint. Fee:	300.00	For Tax Year:	2023
View:			P.I.D.:	030-450-900

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Fibre Cement Board,Wood	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: REMI REALTY LTD - 604-530-9944

Complex / Subdiv: THE WEX

Services Connected: Electricity,Storm Sewer,Water

Legal: STRATA LOT 136, PLAN EPS4280, SECTION 24, 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: Elevator,In Suite Laundry

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Rentals Allowed

Listing Broker(s): RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'6 x 8'5			
Main	Dining Room	10'8 x 5'5			
Main	Living Room	12'2 x 10'8			
Main	Primary Bedroom	12'1 x 12'10			
Main	Walk-In Closet	4' x 7'2			
Main	Laundry	3'2 x 7'0			

Finished Floor (Main):	673 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	673 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	673 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

The WEX ~ amazing walkability to vibrant shopping, restaurants & amenities of Willoughby Town Center! Located in a quiet part of the building, this well kept condo has a fabulous & functional flr plan! Kitchen includes lots of glossy white cabinetry an eating area & living rm that leads to the private covered deck w/ partial mountain views. The primary suite is well sized w/ rm for a desk & includes a walk-thru closet to the beautiful, 5 pc cheater ensuite. There is an actual laundry room w/ great space for storage or used as a pantry! There's lots of visitor parking available & this can't beat location is walking distance to parks, trails, great schools & transit. Quick freeway & bridge access for commuters. This home is the perfect opportunity to get into the market & it's move-in ready!