

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2007
Frontage (ft):	Bathrooms:	1	Age:	17
Lot Area:	Full Baths:	1	Zoning:	APT
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,005.21
Rear Yard Exp:	Maint. Fee:	280.56	For Tax Year:	2022
View:			P.I.D.:	027-291-651

Style of Home:	Other	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stone, Vinyl, Wood	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 232
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt, Torch-On	Fixtures Leased:	
Floor Finish:	Hardwood	Fixtures Rmvd:	

View:

Mgmt. Company: DWELL - 604-821-2999

Complex / Subdiv: URBANO

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Legal: STRATA LOT 15, PLAN BCS2621, SECTION 20, TOWNSHIP 12, 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, Exercise Centre, In Suite Laundry, Wheelchair Access

Site Influences: Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Microwave

Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed

Listing Broker(s): RE/MAX Sabre Realty Group

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'6 x 8'1			
Main	Living Room	12'2 x 14'4			
Main	Den	7'6 x 11'			
Main	Primary Bedroom	12'7 x 10'7			

Finished Floor (Main):	755 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	755 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	755 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Urbano 1 Bed + Den, very functional layout, open kitchen overlooking living room with fireplace and sliders to a private deck looking out to courtyard and gardens. Generous sized primary bedroom with walk through closet leading to a 4 pc bath, good sized den on the opposite side of the home that could serve as a nursery of office. Close to all levels of schools, shopping, boutique cafes, mall, restaurants, library, recreation and great walking trails. Fraser River, Golden Ears Bridge, Pitt Lake and the dykes are all close. Great home in a fantastic location.