

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2004
Frontage (ft):		Bathrooms:	2	Age:	20
Lot Area:		Full Baths:	2	Zoning:	APT
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,243.00
Rear Yard Exp:		Maint. Fee:	636.89	For Tax Year:	2024
View:	Yes			P.I.D.:	025-878-549

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Brick,Concrete Block	Covered Parking:	1
Exterior:	Brick,Concrete	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	150
# of Fireplaces:	1 - Fuel: Gas - Natural	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:	Other	Fixtures Leased:	No
Floor Finish:	Carpet	Fixtures Rmvd:	No

View:	Yes : Park
Mgmt. Company:	Hugh & McKinnon - 604-531-1909
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 56,PLAN BCS698,SEC 10,TWP.1,NW LND. DISTRICT,PHASE1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY,IN PROPORTION TO UNIT ENTITLEMENT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Guest Suite,None
Site Influences:	Central Location,Shopping Nearby
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Smoking Restrictions
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 10'			
Main	Dining Room	12' x 8'			
Main	Living Room	14' x 13'			
Main	Nook	10'7' x 7'			
Main	Primary Bedroom	13' x 12'			
Main	Bedroom	10' x 11'			
Main	Storage	8' x 2'			

Finished Floor (Main):	1,288 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,288 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,288 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

SUSSEX HOUSE! Located On Martin st. and 16 Ave. Attractive 2 Bdrm, 2 Bath, 1288 sq.ft. Corner Unit on the fourth floor with oversized windows and looking onto the court yard park. Rarely available and FRESHLY PAINTED!An open concept plan that features a GAS FIREPLACE in the living room. The kitchen features GRANITE COUNTER TOPS, bright spacious nook that overlooks the park and STAINLESS STEEL APPLIANCES. A FORMAL DINING ROOM is a luxury and great for entertaining.Master bedroom features are a5-piece spa and a fabulous walk in closet.A meticulous unit located within an attractive, well built building just steps from the Semiahmoo Mall. Close to golf courses, restaurants, beaches and transit. One underground PARKING.