

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2023
Frontage (ft):		Bathrooms:	1	Age:	1
Lot Area:		Full Baths:	1	Zoning:	CD-126
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,780.00
Rear Yard Exp:		Maint. Fee:	278.20	For Tax Year:	2023
View:	Yes			P.I.D.:	031-950-001

Style of Home:	Corner Unit,Penthouse	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 207
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	AWM Alliance
Complex / Subdiv:	LATIMER VILLAGE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Unknown
Legal:	STRATA LOT 201 SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS8852 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION WITH THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWIN ON FORM V
Amenities:	In Suite Laundry,Playground
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'9 x 10'7			
Main	Living Room	12'9 x 10'7			
Main	Primary Bedroom	10'3 x 10'2			
Main	Foyer	5'2 x 5'5			
Main	Laundry	3' x 3'			

Finished Floor (Main):	637 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	637 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	637 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

RARELY available PENTHOUSE CORNER unit in Latimer Village built by well known builder Vesta Properties. Experience Latimer Village living with restaurants, shopping, pharmacy, bakery, spa and more just steps from your door. This exceptional unit has so much to boast a unique layout with a large kitchen, upgraded Fisher & Paykel appliances, quartz counter tops and gas stove. Large windows throughout the unit offer plenty of natural sunlight. The primary bedroom is bright and airy and offers large closet. Other features include 2 DECKS, an oversize parking spot w/EV charger ready & storage locker. The complex has great outdoor amenities and is pet friendly. Easy access to HWY 1 (Some pics are virtually staged) OPEN HOUSE 2-4pm July 21