

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 2014
Frontage (ft):	Bathrooms: 2	Age: 10
Lot Area:	Full Baths: 2	Zoning: CD-75
Flood Plain:	Half Baths: 0	Gross Taxes: \$3,384.17
Rear Yard Exp:	Maint. Fee: 354.61	For Tax Year: 2023
View: Yes		P.I.D.: 029-291-259

Style of Home: Corner Unit,Upper Unit	Parking: Total: 2 - Covered: 2
Construction: Frame - Wood	Covered Parking: 2
Exterior: Fibre Cement Board,Stone,Wood	Parking Access:
Foundation:	Parking: Garage; Underground
Rain Screen:	Locker:
Renovations:	Units in Dev: - Total Units in Strata: 165
# of Fireplaces: 0 - Fuel:	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard,Heat Pump	Property Disc: Yes
Outdoor Area: Balcony(s)	PAD Rental:
Type of Roof: Torch-On	Fixtures Leased: No
Floor Finish: Laminate,Tile	Fixtures Rmvd: No

View: Yes : Mountain View
Mgmt. Company: Quay Pacific - 604-371-2220
Complex / Subdiv: Walnut Ridge 3
Services Connected: Electricity,Sanitary Sewer,Water
Legal: STRATA LOT 88 SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS1954 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities: Air Cond./Central,Elevator,Exercise Centre,In Suite Laundry,Playground,Storage,Wheelchair Access
Site Influences: Central Location,Recreation Nearby,Shopping Nearby
Features: ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 11'2			
Main	Dining Room	13'5 x 9'4			
Main	Kitchen	9' x 10'7			
Main	Den	7'3 x 6'1			
Main	Bedroom	11'11 x 8'6			
Main	Primary Bedroom	14'4 x 11'6			
Main	Walk-In Closet	7'2 x 4'			

Finished Floor (Main): 1,041 sqft	# Of Rooms: 7	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): 1,041 sqft	Basement: None			
Unfinished Floor: 265 sqft	# or % of Rentals Allowed:			
Grand Total: 1,306 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

2 BEDROOM // 2 BATHROOM // DEN // CORNER UNIT. This spacious, functional & exceptionally built unit has everything you've been looking for. The extra corner unit windows create a bright open concept living space: featuring spacious dining & kitchen area w/SS appliances (NEW FRIDGE), Quartz counters (incl bathrooms) and large ISLAND. Master bedroom featuring a large walk in closet & ensuite with double sinks, heated floors & large stand up shower. HUGE (265 sqft) retractable glass solarium w/MOUNTAIN VIEWS. EXCELLENT LOCATION: Short walk to shops, restaurants, grocery, excellent schools, walking trails, efficient transportation routes (HWY 1 & Carvolt BUS LOOP) and all the amenities. AIR CONDITIONING & High Efficiency Heat Pump system. Strata fee incl gas, hot water & gym.