

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2020
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	1	<b>Age:</b>	4
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	RM-3
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,795.06
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	282.07	<b>For Tax Year:</b>	2022
<b>View:</b>			<b>P.I.D.:</b>	031-094-228

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	75 - Total Units in Strata: 75
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** Associa BC Inc - 604-591-6060

**Complex / Subdiv:**

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

**Legal:** STRATA LOT 27, PLAN EPS6584, DISTRICT LOT 9, GROUP 1, 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:** Garden,In Suite Laundry,Wheelchair Access

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

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

**Listing Broker(s):** Axford Real Estate

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'9 x 6'7			
Main	Den	5'4 x 7'4			
Main	Kitchen	12'8 x 7'11			
Main	Living Room	11'1 x 12'5			
Main	Bedroom	10'8 x 11'1			
Main	Walk-In Closet	4'7 x 5'7			

<b>Finished Floor (Main):</b>	626 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	626 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	626 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Regan West by Marcon! This amazing 626 square foot, 1 bedroom + den, 1 bathroom condo is located on the quiet side of the building with a courtyard outlook and offers an exceptional floorplan PLUS upgrades! MASSIVE kitchen with tons of cabinet space and extra built in cabinets/counter space that's perfect for your coffee bar AND wine fridge! Large kitchen island is fantastic for entertaining. Spacious primary bedroom with feature wall, walk-in closet and luxurious ensuite! Building contains EV charging, rooftop garden and BBQ area, dog wash station and more! Perfectly positioned just steps from the Burquitlam SkyTrain Station, the newly built Bettie Allard YMCA, Safeway, and the continuously evolving community.