

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2022
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	2
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	CD-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,029.91
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	460.00	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	031-704-221

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	76 - Total Units in Strata: 76
<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>	Forced Air,Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	WestCoast Property Management - 604-914-2135
<b>Complex / Subdiv:</b>	8888 OSLER
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 21, PLAN EPS8236, DISTRICT LOT 319, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL323 & 324, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Air Cond./Central,Bike Room,Elevator,Garden,In Suite Laundry,Playground,Storage
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Century 21 In Town Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	8'9 x 9'2	Main	Patio	18'11 x 30'7
Main	Living Room	11'4 x 10'4			
Main	Dining Room	9'2 x 9'			
Main	Kitchen	7'4 x 9'3			
Main	Walk-In Closet	5'1 x 4'10			
Main	Den	7' x 5'1			
Main	Foyer	4'8 x 5'11			

<b>Finished Floor (Main):</b>	616 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<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>	616 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	616 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to the perfect home for the 1st time home buyer or investor. This 1 bed/den with 1 bath is modern & stylish. The open concept allows for a smooth flow while bringing in the natural light from the outside. This unit comes with an oversized partially covered 431 sq ft patio which is perfect for entertaining! Inside you have 9 foot ceilings, A/C, premium Bosch appliances including gas stovetop & wall oven, walk-in closet, a designer bathroom with porcelain marble tile walls & smart storage. 1 Electric Vehicle Charging parking stall & locker is included with this unit. Located conveniently within walking distance to Marine Gateway Skytrain, T&T Supermarket, local eateries & shops, and just a short drive from downtown & YVR. Book your viewing today!