

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	3	Age:	2
Lot Area:		Full Baths:	2	Zoning:	RM-30
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,099.99
Rear Yard Exp:		Maint. Fee:	283.50	For Tax Year:	2024
View:	No			P.I.D.:	031-824-056

Style of Home:	3 Storey,Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete,Frame - Wood	Covered Parking:	2
Exterior:	Glass,Fibre Cement Board,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	127 - Total Units in Strata: 127
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Heat Pump	Property Disc:	Yes
Outdoor Area:	Rooftop Deck,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	RANCHO Management - 604-331-4296
Complex / Subdiv:	at the Boroughs
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	SL34 PLAN EPS7678 SEC 13 TWP 1 NWLD TOGETHER WITH UNIT STRATA ENTITLEMENT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,Club House,Exercise Centre,Garden,In Suite Laundry,Playground,Recreation Center
Site Influences:	Central Location,Golf Course Nearby,Paved Road,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Smoke Alarm
Bylaw Restrict:	Pets Allowed,Pets Allowed w/Rest.,Rentals Allowed,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'9 x 9'8	Abv Main 2	Walk-In Closet	8'3 x 4'1
Main	Living Room	17'6 x 12'6	Abv Main 2	Patio	24'0 x 24'6
Main	Eating Area	12'7 x 8'10	Below	Foyer	9'9 x 3'10
Main	Den	7'3 x 7'0			
Above	Primary Bedroom	12'0 x 12'0			
Above	Bedroom	11'6 x 11'0			
Above	Laundry	4'10 x 3'6			

Finished Floor (Main):	680 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	679 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	Yes
Finished Floor (Total):	1,359 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,359 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Lovely south facing roof top deck. Newer building 2 years old in Bexley Boroughs by Sreetside Developments. Air conditioned comfort in a newer no GST sale. Two bedrooms plus den/office that could be converted into a small bedroom. Quartz counters, new appliances and a 2,5,10 year warranty. Total square footage including rooftop deck is 1,830 square feet.