

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 2021
Frontage (ft):	Bathrooms: 2	Age: 3
Lot Area:	Full Baths: 2	Zoning: RML
Flood Plain:	Half Baths: 0	Gross Taxes: \$2,417.56
Rear Yard Exp:	Maint. Fee: 504.09	For Tax Year: 2023
View: Yes		P.I.D.: 031-337-503

Style of Home: Corner Unit,End Unit	Parking: Total: 2 - Covered: 2
Construction: Frame - Wood	Covered Parking: 2
Exterior: Fibre Cement Board,Mixed	Parking Access:
Foundation:	Parking: Garage Underbuilding,Visitor Parking
Rain Screen:	Locker: Yes
Renovations:	Units in Dev: 143
# of Fireplaces: 0 - Fuel: None	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Electric	Property Disc: Yes
Outdoor Area: Balcony(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Laminate,Mixed	Fixtures Rmvd: No

View: Yes : Courtyard
Mgmt. Company: Wynford Group - 604-261-0285
Complex / Subdiv: ELMSTONE BY POLYGON
Services Connected: Electricity,Sanitary Sewer,Storm Sewer,Water
Legal: STRATA LOT 54, PLAN LMS342, SECTION 36, TOWNSHIP 8, 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 1
Amenities: Club House,Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Pool; Outdoor,Storage
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): RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 11'			
Main	Dining Room	11'6 x 10'			
Main	Kitchen	8' x 18'			
Main	Primary Bedroom	11' x 10'2			
Main	Bedroom	10' x 9'4			

Finished Floor (Main): 1,005 sqft	# Of Rooms: 5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	5	Yes
Finished Floor (Below): 0 sqft	# Of Levels: 1	Main	3	No
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 1,005 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 1,005 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

Resort style living in this top floor, 1005 sq ft , 2 bdrm, 2 bthrm end unit! Almost new & ready for you! Located in Elmstone & quality built by Polygon this home boasts bdrms on opposite sides for privacy,& a spa-inspired ensuite in the primary suite. Built in desk in 2nd bdrm & the spacious kitchen, has tons of sleek cabinetry, large island, upgraded appliances, beverage fridge & huge pantry. Other updates include blinds, screens, lighting, wainscotting, wall paper, closet organizers, & shiplap! Amazing amenities~ Stay active at Club west, a private clubhouse w/ over 9,000 sq ft of resort style amenities including a fitness studio, pool and hot tub, lounge, dog bathing station. Close to freeway access, airport, schools, High Street shopping & all amenities! Great community to call home!