

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2015
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	9
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	STRATA
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,715.82
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	622.53	<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-676-843

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick, Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	40 - Total Units in Strata: 40
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard, Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Tile, Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Fraser River
<b>Mgmt. Company:</b>	Fraser Property Management - 604-466-7021
<b>Complex / Subdiv:</b>	Reflections on the River
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	STRATA LOT 24, PLAN EPS2160, DISTRICT LOT 398, 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
<b>Amenities:</b>	Elevator, In Suite Laundry
<b>Site Influences:</b>	Central Location, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property
<b>Features:</b>	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest., Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'1 x 13'8	Main	Laundry	9'8 x 8'
Main	Dining Room	11' x 7'4			
Main	Kitchen	17'1 x 9'4			
Main	Primary Bedroom	11'8 x 22'8			
Main	Walk-In Closet	5'10 x 7'1			
Main	Bedroom	13'1 x 9'8			
Main	Den	11'8 x 11'			

<b>Finished Floor (Main):</b>	1,497 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	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	5	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,497 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,497 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Priced OVER \$150k BELOW ASSESSED! Downsize without compromise in this stylish 2 Bed + Den unit offering luxury finishes from the acclaimed Falcon Homes. The boutique development 'Reflections on the River' lives up to its name from every window, which enjoys a 270 degree view of the Fraser River from Mt. Baker to the Port Mann bridge. This home is just under 1500 s.f. with 200 s.f. of covered deck, featuring dual natural gas connections for your BBQ, patio heater or firepit. The chef's kitchen enjoys a massive island with eating bar, stone counters and high end appliances including a Wolf gas range. Primary bedroom is a generous size with a spa like 5 piece bathroom. Stay cool in the summer with dual zone AC. In suite storage in the unit plus an additional storage unit and two car parking!