

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 2011
Frontage (ft):	Bathrooms: 3	Age: 13
Lot Area:	Full Baths: 2	Zoning: RM3
Flood Plain:	Half Baths: 1	Gross Taxes: \$1,958.60
Rear Yard Exp:	Maint. Fee: 492.00	For Tax Year: 2023
View:		P.I.D.: 028-328-353

Style of Home: 2 Storey	Parking: Total: 1 - Covered: 1
Construction: Concrete,Frame - Wood	Covered Parking: 1
Exterior: Brick,Fibre Cement Board,Mixed	Parking Access:
Foundation:	Parking: Garage Underbuilding,Visitor Parking
Rain Screen: Full	Locker: Yes
Renovations: Partly	Units in Dev: 15 - Total Units in Strata: 15
# of Fireplaces:	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Electric	Property Disc: Yes
Outdoor Area: Balcnry(s) Patio(s) Dck(s),Rooftop Deck	PAD Rental:
Type of Roof: Torch-On	Fixtures Leased:
Floor Finish: Laminate,Tile,Vinyl/Linoleum	Fixtures Rmvd:

View:	
Mgmt. Company:	
Complex / Subdiv: SIXTH STREET VILLA	
Services Connected: Electricity,Sanitary Sewer,Storm Sewer,Water	
Legal: STRATA LOT 5, PLAN BCS3935, DISTRICT LOT 28, 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: Bike Room,Elevator,In Suite Laundry,Storage	
Site Influences: Central Location,Recreation Nearby,Shopping Nearby	
Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Intercom,Pantry	
Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed	
Listing Broker(s): Royal LePage - Wolstencroft	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'6 x 5'5	Above	Bedroom	11'2 x 10'7
Main	Kitchen	7'10 x 8'6			
Main	Dining Room	12'0 x 8'2			
Main	Living Room	17'7 x 13'6			
Main	Pantry	3'8 x 3'9			
Main	Patio	17'7 x 8'3			
Above	Primary Bedroom	10'10 x 9'5			

Finished Floor (Main): 578 sqft	# Of Rooms: 8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 575 sqft	# Of Kitchens: 1	Main	2	No
Finished Floor (Below): 0 sqft	# Of Levels: 2	Above	4	Yes
Finished Floor (Bsmt): 0 sqft	Suite:	Above	4	Yes
Finished Floor (Total): 1,153 sqft	Crawl/Bsmt Height:			
Unfinished Floor: 0 sqft	Basement: None			
Grand Total: 1,153 sqft	Beds In Bsmt: 0 / 2			
	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

CONVENIENCE AT YOUR DOORSTEP! Welcome to SIXTH ST VILLA. Boutique townhomes near Edmonds Skytrain & Uptown New West. This stunning 2 level home features a bright, open floorplan, 9 ft ceilings, new vinyl plank flooring & fresh paint throughout. Your kitchen is equipped with new S/S appliances, single basin sink, refinished maple cabinetry, new tile backsplash, large island & breakfast bar, granite countertops & ample storage w full size pantry. Powder on main & each bedroom has own ensuite. Walk to restaurants, groceries, schools, community centre w indoor pool, Robert Burnaby Park w hiking trails, tennis & outdoor pool. Short drive to Highgate Village shopping, HWY 1, Metrotown, Deer Lake, New West waterfront & much more. Don't sit on this beauty, call today!