

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2009
Frontage (ft):	Bathrooms:	1	Age:	15
Lot Area:	Full Baths:	1	Zoning:	RML
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,270.23
Rear Yard Exp:	Maint. Fee:	219.85	For Tax Year:	2023
View:			P.I.D.:	028-044-592

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick, Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 63
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric	Property Disc:	Yes
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate, Tile, Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: Quay Pacific - 604-371-2208

Complex / Subdiv: The Crossing

Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water

Legal: STRATA LOT 21 SECTION 16 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3604 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Elevator, Exercise Centre, In Suite Laundry, Storage

Site Influences: Central Location, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave, Sprinkler - Fire

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 11'7			
Main	Dining Room	6'11 x 6'8			
Main	Kitchen	7'11 x 6'8			
Main	Primary Bedroom	7'11 x 9'0			
Main	Laundry	2'5 x 4'10			

Finished Floor (Main):	521 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	521 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	521 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No			

This Jr. 1 Bedroom Studio is perfect for investors and first-time buyers and is move-in ready! Modern kitchen with granite counters, breakfast bar, stainless appliances and high ceilings! Large in-suite laundry plus lots of storage space! This home is filled with natural light and has been updated with new paint. Convenient Murphy Bed included with lots of closet space. Comes with 1 underground parking stall plus a storage locker, with lots of street parking for a 2nd vehicle. Transit at your door, and steps from McCallum Junction with restaurants & shops. Near the University of the Fraser Valley, HWY 1, Hospital, and gorgeous Mill Lake Park, this location is SUPERB. The complex also features a gym & meeting room and has an onsite caretaker. 1 Cat ok, NO Dogs. Move in anytime!