

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	0
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	C5
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$0.00
<b>Rear Yard Exp:</b>	South	<b>Maint. Fee:</b>	425.00	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	032-237-413

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete,Frame - Metal,Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Fibre Cement Board,Mixed,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	60 - Total Units in Strata: 60
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Fraser River and Mount Baker
<b>Mgmt. Company:</b>	Dwell management - 604-821-2999
<b>Complex / Subdiv:</b>	Wren And Raven
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 97 DISTRICT LOT 19 TOWNSHIP 17 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS9689TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Bike Room,Club House,Elevator,Exercise Centre,Playground,Storage
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Golf Course Nearby,Greenbelt,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Smoke Alarm,Sprinkler - Fire,Storage Shed
<b>Bylaw Restrict:</b>	Pets Allowed,Rentals Allowed,Smoking Restrictions
<b>Listing Broker(s):</b>	SRS Panorama Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	9'10 x 10'5	Main	Kitchen	8'8 x 8'10
Main	Bedroom	8'11 x 10'4			
Main	Den	9'4 x 4'0			
Main	Dining Room	12'1 x 4'10			
Main	Walk-In Closet	7'4 x 3'5			
Main	Living Room	12'1 x 13'0			
Main	Solarium	9'10 x 6'10			

<b>Finished Floor (Main):</b>	782 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	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	4	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	782 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	782 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Mission's newest Development 'Wren and Raven', situated in Mission .This NEW 2 bedroom 2 bath with DEN condo with a Fraser river view and Mount Baker view from the Solarium included a dedicated Dog Wash, storage locker ,One parking spot with EV charger, air conditioner , Exercise room, Meeting area with kitchen , Kids playground and convenient connectivity to shopping, dining at the Outlook Village. West cross express and highway 7 access. Golf courses within 20 minutes drive from the property, close to Abbotsford International Airport, easy access to hiking , trails, park. Don't miss out on the opportunity to own in one of Mission's newest developments! Great for first time buyers, families or retirement. Price is EXCLUSIVE OF GST.