

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2022
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	2
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	STRATA
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,480.48
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	346.00	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	031-788-319

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Glass,Stone	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>	No	<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	358 - Total Units in Strata: 358
<b># of Fireplaces:</b>		<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>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	First Service Residential - 604-683-8900
<b>Complex / Subdiv:</b>	50 Electronic Avenue
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 55, PLAN EPS8750, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PH1, 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>	Bike Room,Club House,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Playground,Restaurant,Storage
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'10 x 8'1			
Main	Living Room	10'1 x 12'0			
Main	Dining Room	8'1 x 8'0			
Main	Primary Bedroom	12'6 x 10'1			
Main	Den	6'7 x 6'1			

<b>Finished Floor (Main):</b>	707 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	707 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	707 sqft	<b># Of Pets:</b>	No Restriction - Cats: Yes, Dogs: Yes			

This stunning 1 bed & Lrg Den, 1 bathroom open concept home is sure to stop you in your tracks. Come take a look at the luxurious living that is offered at one of Port Moody's most sought after developments, 50 Electronic Ave! Just 2 years old, this home has all the bells and whistles. Featuring a Chef's Dream Kitchen with High End Bosch Appliances, ample cabinets, and gas range stove. Additional highlights include a lovely modern interior of 707 Sq Ft, lots of storage inside the unit, easy access, as well as the most ideal of central locations. Nearby both the Inlet and Port Moody Centre Skytrain stations, West Coast Express, Brewers Row, Rocky Point Park, and near Barnett Hwy and a short 5 minute drive to Hwy 1!