

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	32
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,324.45
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	426.74	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	017-572-339

<b>Style of Home:</b>	Penthouse,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Underground
<b>Rain Screen:</b>	Partial	<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	39 - Total Units in Strata: 39
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Fibreglass,Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Century 21 Prudential Estates - 604-278-2121

**Complex / Subdiv:** Vista Gardens

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Water

**Legal:** STRATA LOT 31 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS219 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

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

**Site Influences:** Central Location

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Microwave

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed

**Listing Broker(s):** RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'6 x 12'1			
Main	Dining Room	13'9 x 15'6			
Main	Living Room	12'11 x 15'8			
Main	Primary Bedroom	12'6 x 12'6			
Main	Bedroom	10'2 x 9'11			
Main	Laundry	7'7 x 12'1			

<b>Finished Floor (Main):</b>	1,168 sqft	<b># Of Rooms:</b>	6	<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	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,168 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,168 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: No			

Welcome to Vista Gardens! This beautiful and bright top floor, south-facing 2 bed 2 bath condo has over 1160 sq. ft of living space! Relax in your living room flooded with natural light, w/ gas fireplace that opens up to your large deck perfect for BBQing & entertaining. The well-appointed kitchen features plenty of storage, under-counter lighting & a breakfast nook. With an open layout, the home has a large primary bedroom w/ ensuite complete with a skylight! Additionally there is an extra-large laundry room, which can double as storage space. Comes w/ 1 secure underground parking & additional surface parking & 2 storage lockers! Strata fees include hot water & natural gas! 2 cats allowed! Very close to the future Skytrain, steps from Linwood Park & walking distance to shops & dining.