

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	2	Age:	2
Lot Area:		Full Baths:	2	Zoning:	CD103
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,062.42
Rear Yard Exp:		Maint. Fee:	625.24	For Tax Year:	2023
View:	Yes			P.I.D.:	031-770-533

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Concrete,Glass	Parking Access:	Front
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	326
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	

View:	Yes : NORTH SHORE MOUNTAINS & PARK
Mgmt. Company:	Wynford Strata Management - 604-261-0285
Complex / Subdiv:	Hunter at Lynn Creek
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 157, PLAN EPS8052, DISTRICT LOT 613, 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:	Air Cond./Central,Bike Room,Club House,Elevator,Exercise Centre,In Suite Laundry,Playground,Sauna/Steam Room,Storage
Site Influences:	Central Location,Cul-de-Sac,Private Setting,Recreation Nearby,Shopping Nearby,Treed
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Pantry,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Renanza Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'3 x 4'11	Main	Patio	18'5 x 8'3
Main	Primary Bedroom	10'5 x 10'6			
Main	Walk-In Closet	6'11 x 5'			
Main	Bedroom	8'4 x 12'11			
Main	Kitchen	9' x 9'5			
Main	Dining Room	8'11 x 9'5			
Main	Living Room	15'7 x 13'7			

Finished Floor (Main):	1,016 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,016 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,016 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Hunter at Lynn Creek! This stunning 2-bedroom & 2-bathroom condo offers 1,016 sqft of luxurious living space with breathtaking Northwest views of the North Shore Mountains, park, & creek. Enjoy the convenience of 2 underground parking spots and a storage locker. This private corner unit nestled in a quiet area, provides the perfect balance of tranquility and accessibility, being close to shops, hiking trails, mountains, rec centers, coffee shops and more. Just 15 min drive to downtown & public transit is just a few steps away.