

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2005
Frontage (ft):		Bathrooms:	1	Age:	19
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,824.56
Rear Yard Exp:	Southwest	Maint. Fee:	371.00	For Tax Year:	2023
View:	No			P.I.D.:	026-178-613

Style of Home:	2 Storey,Penthouse	Parking:	Total: 1 - Covered: 1
Construction:	Brick,Concrete,Frame - Wood	Covered Parking:	1
Exterior:	Brick,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Wynford Group - 604-261-0285
Complex / Subdiv:	ACCESS
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 198, BLOCK 5N, PLAN LMS4634, SECTION 15, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Bike Room,Club House,Elevator,In Suite Laundry,Recreation Center
Site Influences:	Central Location,Private Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 10'			
Main	Kitchen	10' x 7'			
Main	Dining Room	9' x 7'			
Above	Primary Bedroom	14' x 11'			
Main	Laundry	3' x 4'			

Finished Floor (Main):	588 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	172 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	760 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	760 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Fantastic bright 1 bedroom, 2 level Penthouse loft ! walking distance to skytrain. Huge master bedroom, HIGH ceilings with large windows for a nice bright unit. This condominium has a balcony that faces into the court yard, bbq ok. New White kitchen cabinets with quartz countertops Walking to Gateway station ,shopping and SFU. This complex has exceptional amenities including a clubhouse, fitness center, pool table, TV., sauna & hot tub (men & women's steam room). Condominium like this one do not come on to the market often. Open House 12-3pm July 27&28