

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	1	Age:	14
Lot Area:		Full Baths:	1	Zoning:	
Flood Plain:	Exempt	Half Baths:	0	Gross Taxes:	\$1,745.95
Rear Yard Exp:		Maint. Fee:	387.38	For Tax Year:	2024
View:	Yes			P.I.D.:	028-181-701

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Brick,Concrete,Other	Parking Access:	
Foundation:		Parking:	
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:		Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	

View:	Yes : COURTYARD, GARDEN
Mgmt. Company:	DWELL PROPERTY MANAGEMENT - 604-821-2999
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 50, BLOCK 5N, PLAN BCS3771, SECTION 22, RANGE 2W, 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:	Club House,Elevator,Exercise Centre
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Rentals Allwd w/Restrctns
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 9'			
Main	Kitchen	8' x 5'			
Main	Bedroom	10' x 9'			
Main	Den	5' x 4'			

Finished Floor (Main):	483 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	483 sqft	Basement:				
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	483 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Cozy and quiet one bedroom + den unit is away from Skytrain track, facing courtyard with good view! Engineering hardwood floor, high- end stainless appliances, one parking P1-#50 and one locker P4-#441, hot water is included in strata fees. Few minutes walking to skytrain station, steps to park, new library, City Hall, TD bank, central shops, Walmart, Shoppers Drug Mart, SFU, close T&T Supermarket. Great for investor and the first time buyer, don't miss it!