

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2019
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	5
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM-6
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,921.61
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	335.00	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	030-924-600

<b>Style of Home:</b>	1 Storey,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete,Mixed	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 334
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	AWM Alliance - 604-685-3227
<b>Complex / Subdiv:</b>	Lougheed Heights
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 32, PLAN EPS4093, DISTRICT LOT 7, 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
<b>Amenities:</b>	Elevator,Exercise Centre,In Suite Laundry,Pool; Outdoor,Sauna/Steam Room,Storage,Concierge
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Smoking Restrictions
<b>Listing Broker(s):</b>	Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'1 x 11'2			
Main	Kitchen	10'6 x 7'8			
Main	Primary Bedroom	10'4 x 8'11			
Main	Den	8'11 x 5'4			
Main	Foyer	6'3 x 2'10			

<b>Finished Floor (Main):</b>	566 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	4	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>	566 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	566 sqft	<b># Of Pets:</b>				

Lougheed Heights by BOSA Properties. Efficiently laid 566 sf 1 bdrm + DEN with 106 sf deck and MOUNTAIN VIEWS. Luxurious kitchen has stainless steel appliances, gas stove, and features island with built in Exten table by BOSA which accommodates 2-8 people for your dining needs. Living room with sleep theatre which has hidden guest bed or sofa for 3 ppl. This building has amazing amenities including outdoor pool, sauna/steam rooms, gym, basketball court, BBQ patio, games room, theatre room, music room, plus much more. Close to skytrain, Lougheed Town Ctr, Hwy 1, and SFU. Includes 1 pkg and 1 locker. Balance of 5/10 year warranty. Perfect combo of luxury, convenience and efficiency. MOVE-IN ready, you don't want to miss this! OPEN HOUSE SUNDAY July 28, 2024 from 2-4