

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2005
Frontage (ft):		Bathrooms:	1	Age:	19
Lot Area:		Full Baths:	1	Zoning:	MR45
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,837.27
Rear Yard Exp:		Maint. Fee:	322.71	For Tax Year:	2023
View:	No			P.I.D.:	026-737-060

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding,Tandem Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	104 - Total Units in Strata: 104
# 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	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Teamworks - 604-854-1734
Complex / Subdiv:	Esprit at Southlands
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 37, PLAN BCS1941, SECTION 15, TOWNSHIP 8, 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,Guest Suite,In Suite Laundry,Playground,Storage,Wheelchair Access
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Rentals Allwd w/Restrctns
Listing Broker(s):	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'1 x 8'4			
Main	Dining Room	11'9 x 7'			
Main	Living Room	1'1 x 11'9			
Main	Primary Bedroom	12' x 10'11			
Main	Walk-In Closet	6'5 x 3'1			
Main	Foyer	6'8 x 3'9			
Main	Laundry	3'4 x 3'2			

Finished Floor (Main):	621 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	621 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	621 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Outstanding, original owner. Pride of ownership! Sought after Esprit at Southlands complex. Open floor concept w/laminate flooring, granite countertops, s/s appliances, bi microwave hood fan, gourmet kitchen w/breakfast bar. Dining room then living room w/an electric fp and access to your massive (largest in complex) covered patio. Large bdrm w/wi closet & 4 piece cheater ensuite. Washer & dryer are oversized super capacity stackers. Just steps to the serene green space, walk to shopping, restaurants. Close to Willowbrook, the new sky train station, Fraser highway and highway #1! 2 pets welcome, amenities include an exercise room, rec rm w/kitchen, guest suite, tandem parking for 2 vehicles. Pretty much brand new! Spotless home. Call today.