

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2011
Frontage (ft):		Bathrooms:	3	Age:	13
Lot Area:		Full Baths:	2	Zoning:	CD-77
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,455.51
Rear Yard Exp:		Maint. Fee:	314.58	For Tax Year:	2023
View:	No			P.I.D.:	028-364-538

Style of Home:	3 Storey	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Carport & Garage,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	102
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	DWELL - 604-248-3123
Complex / Subdiv:	OUTLOOK
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 4 SECTION 25 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS3981 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Garden,In Suite Laundry,Playground
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'2 x 7'9			
Main	Living Room	12'10 x 12'			
Main	Dining Room	11' x 10'8			
Above	Primary Bedroom	13'3 x 12'			
Above	Bedroom	11'7 x 7'6			
Above	Den	7' x 6'7			

Finished Floor (Main):	554 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	569 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	158 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,281 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,281 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Outlook! Located on a quiet side of the complex this 2 bd, 3 bth & den has a great flr plan w/ optimal use of space! Main flr offers a 2 pc powder rm, kitchen w/ S/S appliances, island /workspace, loads of cabinetry & peninsula seating for 2. The separate dining area is great for family dinners & the living has sliders leading to the large upper balcony that looks out at greenery, & trees for complete privacy ! Up has 2 bdrms including massive primary retreat, w/ loads of closet space & 3 pc ensuite. There is an additional 4 pc main bth. Where can you get parking for 3 vehicles? Here! Bring your truck ~ there is a long driveway, a covered carport & a single car garage! Great location, steps to Lynn Fripps Elementary, shopping transit, restaurants & amenities right outside your door!