

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2017
Frontage (ft):	Bathrooms:	1	Age:	7
Lot Area:	Full Baths:	1	Zoning:	CD421
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,371.68
Rear Yard Exp:	Maint. Fee:	262.37	For Tax Year:	2023
View:	Yes		P.I.D.:	030-112-800

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	317 - Total Units in Strata: 317
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : NORTH SHORE MOUNTAINS
Mgmt. Company:	AWM ALLIANCE REAL ESTATE GROUP - 604-685-3227
Complex / Subdiv:	DELTA RISE
Services Connected:	Community
Legal:	030-112-800 STRATA LOT 23, PLAN EPS4044, SECTION 25, TOWNSHIP 4, 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:	Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Concierge
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'4 x 9'9			
Main	Kitchen	11'1 x 9'9			
Main	Bedroom	12' x 8'7			
Main	Foyer	5' x 3'5			

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:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	483 sqft	# Of Pets:				

Modern and Sharp! Located in the exclusive Delta Rise, this 1 BDRM unit with 10ft Ceilings is not to be missed! Designer kitchen complete with Quartz countertops, S/S Fridge and built in Microwave, Dishwasher and W/D. LED under counter lighting and loads of storage. FLOOR TO CEILING WINDOWS to maximize natural light. North facing to take in the city and majestic Mountain views. A smart layout located on the quiet side of the building featuring an extra large balcony. 1 parking spot. Over 1/2 acres of amenity space featuring community gardens, playground, BBQ pit, firepit, putting green, fitness center, library, theatre, party room (with kitchen and pool table) On-site Concierge. Centrally located just steps away from shopping, restaurants and transportation.