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|-------------------------|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | Bedrooms: | 2 | Approx. Year Built: | 1999 |
| Frontage (ft): | Bathrooms: | 2 | Age: | 25 |
| Lot Area: | Full Baths: | 2 | Zoning: | C-3 |
| Flood Plain: | Half Baths: | 0 | Gross Taxes: | \$2,085.21 |
| Rear Yard Exp: | Maint. Fee: | 442.34 | For Tax Year: | 2022 |
| View: | Yes | | P.I.D.: | 024-398-560 |

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|-------------------------|--------------------------------|-------------------------|--------------------------------|
| Style of Home: | Corner Unit | Parking: | Total: 1 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Mixed | Parking Access: | Rear |
| Foundation: | | Parking: | Garage Underbuilding |
| Rain Screen: | | Locker: | Yes |
| Renovations: | | Units in Dev: | 50 - Total Units in Strata: 50 |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | 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: | Torch-On | Fixtures Leased: | |
| Floor Finish: | Laminate,Tile | Fixtures Rmvd: | Yes |

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|----------------------------|---|
| View: | Yes : MOUNTAIN & RIVER (IN WINTER) |
| Mgmt. Company: | FRASER PROPERTY MANAGEMENT - 604-466-7021 |
| Complex / Subdiv: | Southridge Terrace |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | STRATA LOT 36, PLAN LMS3814, DISTRICT LOT 398, 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 1 OR V, AS APPROPRIATE |
| Amenities: | Elevator,In Suite Laundry,Storage |
| 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 LIFESTYLES REALTY |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main | Foyer | 4'6 x 5'5 | | | |
| Main | Kitchen | 13' x 9'7 | | | |
| Main | Dining Room | 10'2 x 8'3 | | | |
| Main | Living Room | 13'2 x 11'6 | | | |
| Main | Primary Bedroom | 12' x 11'1 | | | |
| Main | Bedroom | 10'1 x 10'3 | | | |

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|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,007 sqft | # Of Rooms: | 6 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 3 | No |
| Finished Floor (Bsm): | 0 sqft | Crawl/Bsm Height: | | | | |
| Finished Floor (Total): | 1,007 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | |
| Grand Total: | 1,007 sqft | # Of Pets: | 1 - Cats: Yes, Dogs: Yes | | | |

Welcome to your new home at Southridge Terrace! This bright two bedroom & two bathroom corner unit features a spacious kitchen with updated appliances, countertops & backsplash. The open-concept living & dining areas are bathed in natural light from large windows that frame stunning mountain views. The updated fireplace adds warmth & charm to the space, perfect for relaxing or hosting guests. The primary bedroom is the perfect spot to unwind & features a private ensuite bathroom. The 2nd bedroom is spacious & adaptable ideal for use as a guest room or home office. Relax on your private balcony which features views of the Fraser River in the winter. Enjoy the convenience of being just a short distance from shopping, dining & transit, making this an ideal home for both comfort & convenience.