

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2007
Frontage (ft):	Bathrooms:	2	Age:	17
Lot Area:	Full Baths:	2	Zoning:	RES
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,111.86
Rear Yard Exp:	Maint. Fee:	406.84	For Tax Year:	2022
View:			P.I.D.:	027-236-056

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

View:

Mgmt. Company: PROFILE PROPERTIES LTD. - 604-464-7548

Complex / Subdiv:

Services Connected: Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 19 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2550 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,Guest Suite,In Suite Laundry

Site Influences: Central Location,Private Setting,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Microwave

Bylaw Restrict: Pets Allowed w/Rest.,Smoking Restrictions

Listing Broker(s): Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'10 x 4'	Main	Other	7'1 x 5'8
Main	Kitchen	9'4 x 8'2	Main	Den	7'1 x 3'6
Main	Eating Area	9'2 x 13'3			
Main	Living Room	12'6 x 11'11			
Main	Primary Bedroom	10'9 x 9'10			
Main	Walk-In Closet	6'11 x 3'8			
Main	Bedroom	13'1 x 9'6			

Finished Floor (Main):	1,065 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,065 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,065 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to Haney's Landing! This generous 2 BDRM + DEN unit features an open-concept layout with bedrooms situated on opposite ends for added privacy. It also includes a versatile den/office space, perfect for remote work. Enjoy the fresh look with new carpet installed and a fresh coat of paint throughout. The unit comes with 1 parking spot and 1 storage locker. Located just steps from the WCE train station, shopping, and recreational amenities, including a new playground and off-leash dog park. Located on the quiet side of the building and designed for both practicality and ease, this home is sure to impress.