

<b>Depth/Size (ft):</b>	0.0	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2023
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	1
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RT-2
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,365.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	356.00	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	032-065-752

<b>Style of Home:</b>	3 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Water
<b>Legal:</b>	STRATA LOT 26, PLAN EPS6996, DISTRICT LOT 7, 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 V
<b>Amenities:</b>	In Suite Laundry,Playground,Storage
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Grand Central Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'	Below	Mud Room	11'9 x 10'8
Main	Dining Room	11'9' x 9'3'			
Main	Kitchen	7'1' x 9'8'			
Abv Main 2	Bedroom	13' x 10'8'			
Abv Main 2	Bedroom	8'7' x 10'6'			
Abv Main 2	Den	6'5' x 6'5'			
Above	Bedroom	11'9 x 9'1			

<b>Finished Floor (Main):</b>	548 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	564 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	210 sqft	<b># Of Levels:</b>	4	Abv Main 2	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	3	Yes
<b>Finished Floor (Total):</b>	1,761 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,761 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

AVANA! One of the best location in the complex. Located adjacent to Cottonwood Park, open floor plan and is perfectly situated in the Burquitlam community with shopping, transit YMCA and short walk to Burquitlam Skytrain station. Alots of Upgrade including A/C, Nu-Heat flooring in master bedroom/ensuite/Powder room, closet organizers and Milwork tile & laminate flooring includes staris,EV-charger,2 parking side by side. This is for your dream home! \*OPEN HOUSE AUG 31(SAT) 2-4\*

