

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

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	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
Amenities:	In Suite Laundry,Playground,Storage
Site Influences:	
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	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			

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

AVANA! One of the best location in the complex. Located close by Cottonwood Park, perfectly situated in the Burquitlarn community with shopping, transit YMCA and short walk to Burquitlarn Skytrain station! Open floor plan with a lots of Upgrade including A/C, Nu-Heat flooring in master bedroom's ensuite & Powder room..etc/ closet organizers, Milwork tile, laminate flooring includes stairs/ EV-charger is ready for your E-Vehicle/ 2 parking side by side/ This is for your dream home!