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|-------------------------|-----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 2 | Approx. Year Built: | 2018 |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 6 |
| Lot Area: | | Full Baths: | 2 | Zoning: | N17 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$2,995.68 |
| Rear Yard Exp: | | Maint. Fee: | 581.56 | For Tax Year: | 2024 |
| View: | Yes | | | P.I.D.: | 030-636-663 |

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|-------------------------|--------------------------|-------------------------|-----------------------|
| Style of Home: | Corner Unit,Upper Unit | Parking: | Total: 2 - Covered: 2 |
| Construction: | Concrete | Covered Parking: | 2 |
| Exterior: | Concrete,Glass,Mixed | Parking Access: | Side |
| Foundation: | | Parking: | Garage; Underground |
| Rain Screen: | | Locker: | Yes |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Geothermal,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Balcony(s) | PAD Rental: | |
| Type of Roof: | Tile - Concrete,Torch-On | Fixtures Leased: | No |
| Floor Finish: | Hardwood,Tile | Fixtures Rmvd: | No |

View: Yes : Mountains, City, Park

Mgmt. Company: Pacific Quorum Surrey - 604-635-0260

Complex / Subdiv: Mahogany at Mill Lake

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

Legal: STRATA LOT 7, PLAN EPS4764, SECTION 16, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Air Cond./Central,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Indoor,Restaurant,Storage,Swirlpool/Hot Tub

Site Influences: Central Location,Gated Complex,Recreation Nearby,Shopping Nearby

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

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Sutton Group-West Coast Realty (Abbotsford)

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

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|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,033 sqft | # Of Rooms: | 7 | 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 | 4 | No |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 1,033 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | |
| Grand Total: | 1,033 sqft | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

Welcome to the Mahogany Tower at Mill Lake. This rarely available terrace unit features over 400 sq ft of outdoor living! You will absolutely love the quiet south west corner of this stunning building, taking in views of Mt. Baker and spectacular sunsets. The home features hard wood floors, stone counter tops, geothermal heating and air conditioning, floor to ceiling windows and all those little details you would expect such as built-ins and a seamless walk-in ensuite shower. Experience In-door and outdoor living here with a built-in BBQ cook top and gas fireplace on your private terrace with space to garden! The amenities in this sought after building include a pool, gym, 2 luxurious guest suites and a restaurant in the lobby area. 2 parking stalls and a storage locker, 2 pets welcome.