

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2021
Frontage (ft):	Bathrooms:	2	Age:	3
Lot Area:	Full Baths:	2	Zoning:	CD-123
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,484.98
Rear Yard Exp:	Maint. Fee:	459.94	For Tax Year:	2024
View:	Yes		P.I.D.:	031-557-171

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	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:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : MOUNTAINS, COURTYARD
Mgmt. Company:	First Service Residential - 604-683-8900
Complex / Subdiv:	UNION PARK
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 333 SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS5773TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Bike Room,Club House,Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Playground,Pool; Outdoor,Swirlpool/Hot Tub
Site Influences:	Central Location,Private Setting,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage Little Oak Realty

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

Finished Floor (Main):	960 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):	960 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	960 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Discover this sparkling, meticulously maintained condo on the serene side of Union Park by Polygon, where small-town charm harmoniously blends with vibrant city living. The well-designed 2-bedroom layout provides optimal privacy with bedrooms situated on opposite ends. A versatile den offers the flexibility to serve as an office, reading nook, or play area for children. Enjoy the airy ambiance with overheight ceilings, kitchen that features engineered stone countertops, ample cabinetry, and a convenient island for casual dining, luxurious master ensuite. Comes w/2 parking stalls, an EV charger as well as a roughed in EV option on the secondary stall. The community offers a playground, garden, BBQ terrace, a swimming pool, hot tub, lounge, fitness room, gymnasium, dog wash, and more.