

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	1	Age:	28
Lot Area:		Full Baths:	1	Zoning:	STRATA
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,380.54
Rear Yard Exp:		Maint. Fee:	344.96	For Tax Year:	2023
View:	Yes			P.I.D.:	023-340-088

Style of Home:	Corner Unit,End Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	135 - Total Units in Strata: 135
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : FOREST GREENBELT VIEWS
Mgmt. Company:	ASSOCIA - 604-591-6060
Complex / Subdiv:	THE KENNEDY
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 117, PLAN LMS2298, DISTRICT LOT 386, 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 1
Amenities:	Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Central Location,Cul-de-Sac,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 11'			
Main	Kitchen	9' x 9'			
Main	Dining Room	13' x 8'			
Main	Primary Bedroom	13'6 x 10'6			
Main	Walk-In Closet	5' x 4'			

Finished Floor (Main):	675 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	675 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	675 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Nestled in a highly sought-after neighborhood, this 1bedroom condo offers the perfect blend of comfort and convenience. Boasting a spacious bedroom, you'll have plenty of room to unwind and relax. The large windows flood the space with natural light, framing a serene view of lush green spaces, a rare find in urban living. The prime location is truly unbeatable. You're just steps away from the beautiful lake, where you can enjoy peaceful evening strolls. Commuting is a breeze with easy access to public transit, and you'll love being close to a variety of shopping options. Whether you're a first-time buyer, downsizing, or looking for an investment property, this condo is a must-see. Don't miss out on the chance to own a piece of this vibrant community with all the amenities.