

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2023
Frontage (ft):		Bathrooms:	2	Age:	1
Lot Area:		Full Baths:	2	Zoning:	APT
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,181.64
Rear Yard Exp:	North	Maint. Fee:	559.12	For Tax Year:	2023
View:	Yes			P.I.D.:	031-986-609

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcony(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum	Fixtures Rmvd:	Yes

View:	Yes : MOUNTAINS
Mgmt. Company:	REMI REALTY INC - 604-530-9944
Complex / Subdiv:	CLYDE
Services Connected:	Community,Electricity,Natural Gas
Legal:	STRATA LOT 106, PLAN EPS9364, DISTRICT LOT 233, 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:	Air Cond./Central,Elevator,Exercise Centre,Garden,In Suite Laundry,Swirlpool/Hot Tub
Site Influences:	Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Hot Tub Spa/Swirlpool,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'7 x 3'4	Main	Bedroom	11'0 x 10'8
Main	Kitchen	13'4 x 8'2	Main	Walk-In Closet	5'3 x 5'3
Main	Dining Room	9'8 x 10'8			
Main	Living Room	11'2 x 11'0			
Main	Den	9'1 x 5'10			
Main	Primary Bedroom	10'8 x 10'8			
Main	Walk-In Closet	7'8 x 5'2			

Finished Floor (Main):	1,097 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,097 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,097 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

WELCOME TO THE CLYDE! 2 bedroom + den & 2 bathroom, 1097 sq ft top floor unit with roof top patio & hot tub! Luxurious open concept layout with 9ft ceilings, extra large modern kitchen featuring high end S/S appliances, gas range, quartz countertops, tile backsplash & 8 ft island. Balcony access off living & dining room areas & bedrooms on opposite sides of unit. Primary has walk in & 3 pc ensuite. Secondary bedroom has multi functioning built in rotating office murphy bed with desk. Walk up to your roof top patio with cozy seating area, hot tub & stunning mountain views. Comes with 2 parking (EV wired), 3 storage lockers, vinyl plank flooring, tons of built ins & AIR CONDITIONING. Steps to Inlet Skytrain station, shopping & recreation. 2 pets are welcome!