

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1986
Frontage (ft):	Bathrooms:	2	Age:	38
Lot Area:	Full Baths:	1	Zoning:	STRATA
Flood Plain:	Half Baths:	1	Gross Taxes:	\$1,664.58
Rear Yard Exp:	Maint. Fee:	403.00	For Tax Year:	2023
View:	Yes		P.I.D.:	003-341-666

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete	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:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View: Yes : CITY AND MOUNTAIN

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity

Legal: 003-341-666 STRATA LOT 45, PLAN NWS2372, SECTION 36, TOWNSHIP 4, 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

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Not Allowed,Rentals Allowed

Listing Broker(s): Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	18' x 11'3			
Main	Bedroom	13'8 x 9'9			
Main	Dining Room	11'10 x 8'8			
Main	Living Room	22'4 x 16'			
Main	Foyer	9' x 6'1			
Main	Kitchen	13'5 x 7'1			
Main	Walk-In Closet	9'1 x 4'7			

Finished Floor (Main):	1,175 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,175 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,175 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	Cats: No, Dogs: No			

Investor Alert! Welcome to North Delta's finest! This exceptional 2 bed 2 bath condo features 1175 sq ft of living space. Many beautiful updates including quartz counters,ss appliances, blinds, renovated washroom,walk- in closet, fridge & clothes washer. Relax on your spacious balcony and enjoy breathtaking 120 degree views from Mt. Baker to the North Shore Mtns. The popular "Kennedy Towers" building offers a gated premises with security cameras, gym, large activity room, full workshop & lounge. The building has replaced their plumbing and recently improved the fitness centre, bike room & rec room. Conveniently located close to Nordel Crossing shopping, restaurants, easy access to public transportation. BONUS RV PARKING! Call today for a private showing.