

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2008
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	16
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	R6
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,591.41
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	541.64	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	027-587-282

<b>Style of Home:</b>	Ground Level Unit	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick, Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding, Open
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	Cistern	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s), Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Tile, Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	THE NEWMARK
<b>Services Connected:</b>	Electricity, Sanitary Sewer, Water
<b>Legal:</b>	STRATA LOT 161, PLAN BCS2700, 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, DIV E
<b>Amenities:</b>	In Suite Laundry, Playground, Wheelchair Access
<b>Site Influences:</b>	Central Location, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Sprinkler - Fire
<b>Bylaw Restrict:</b>	Smoking Restrictions
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

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

<b>Finished Floor (Main):</b>	959 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	959 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	959 sqft	<b>Beds In Bsmnt:</b>	0 / 2			
		<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

EXTRA WIDE KITCHEN freshly painted with updated appliances. One of only 4 units in the development with street access. Largest outdoor space in the complex. 2 amazing parking spots. Welcome to the Newmark where everything is within walking distance: grocery store, high school, middle school, District 1881 with all new shops and restaurants, Salish Plaza and more. Investors would have an abundance of interested tenants. Hospital just 5 min away. Endless outdoor activities, lakes, rivers, community events. This place is awesome!