

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	15
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	MF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,962.65
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	504.55	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-760-472

<b>Style of Home:</b>	Corner Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete,Glass	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric,Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : trees, courtyard,park
<b>Mgmt. Company:</b>	leonis mngmt
<b>Complex / Subdiv:</b>	Miramar
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer
<b>Legal:</b>	STRATA LOT 3 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS3237TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Air Cond./Central,Elevator,Garden,Guest Suite,In Suite Laundry,Pool; Outdoor,Swirpool/Hot Tub
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'2 x 9'	Main	Patio	8'11 x 32'5
Main	Living Room	12'7 x 12'5			
Main	Dining Room	10'7 x 9'1			
Main	Den	11'11 x 8'			
Main	Primary Bedroom	11'11 x 10'			
Main	Laundry	4'4' x 4'			
Main	Foyer	6'10 x 12'11			

<b>Finished Floor (Main):</b>	860 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	860 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100%			
<b>Grand Total:</b>	860 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Miramar Village Located in the original tower of Miramar Village this updated 1 bdrm and den is the perfect place to call home. The upgraded den includes a walkthrough to the kitchen and the designer barn door adds to the beauty of this home. Walkout onto your oversized wrap-around deck to enjoy all the vibe the village below offers. Hiend appliances include a gas range and quartz counter tops finish this gourmet kitchen. The amenities include an outdoor pool and hottub to enjoy the stunning ocean views while the additional guest suite is on the same floor for you to enjoy inviting your guests over for a few nights.