

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1974
Frontage (ft):	Bathrooms:	2	Age:	50
Lot Area:	Full Baths:	1	Zoning:	RAL1
Flood Plain:	Half Baths:	1	Gross Taxes:	\$1,437.18
Rear Yard Exp:	Maint. Fee:	622.19	For Tax Year:	2023
View:			P.I.D.:	001-276-298

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 129
# of Fireplaces:	1 - Fuel: Other	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	

View:

Mgmt. Company: FIRST SERVICE RESIDENTIAL - 604-838-8900

Complex / Subdiv: ADMIRAL WALK

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 52, BLOCK 4N, PLAN NWS324, SECTION 32, RANGE 6W, 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: Club House,Elevator,Garden,In Suite Laundry,Pool; Outdoor,Storage

Site Influences: Private Setting,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Not Allowed

Listing Broker(s): RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'9 x 5'0			
Main	Kitchen	12'7 x 9'8			
Main	Dining Room	10'4 x 12'1			
Main	Living Room	11'11 x 13'0			
Main	Den	9'1 x 10'3			
Main	Primary Bedroom	10'6 x 17'0			
Main	Bedroom	9'0 x 10'3			

Finished Floor (Main):	1,186 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	Crawl/Bsmt Height:				
Finished Floor (Total):	1,186 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,186 sqft	# Of Pets:	Cats: No, Dogs: No			

Penthouse in Admirals Walk! This two bedroom PLUS den is the ideal floor plan, updated spacious kitchen, open concept living/dining area, sliding doors to oversize (26' long) balcony with morning sun + storage room. Primary bedroom with updated bathroom and second bedroom, two bathrooms (updated full bath has a walk in shower), insuite laundry. Secure parking, extra storage locker. Complex has an outdoor pool, clubhouse, RV parking, garden plots. Hot water/heat included in maint fees! Open House Sat Sep 14, 12-2pm