

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	1995
Frontage (ft):	Bathrooms:	1	Age:	29
Lot Area:	Full Baths:	1	Zoning:	C-4
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,876.88
Rear Yard Exp:	Maint. Fee:	278.09	For Tax Year:	2023
View:			P.I.D.:	023-195-681

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	38
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: DWELL - 604-821-2999

Complex / Subdiv: MACKENZIE STEPS

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

Legal: STRATA LOT 30, BLOCK 25, PLAN LMS2133, 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 OR V, AS APPROPRIATE

Amenities: Bike Room,Elevator,In Suite Laundry,Storage

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 10'5			
Main	Foyer	5'5 x 3'11			
Main	Kitchen	11'1 x 6'2			
Main	Eating Area	13'2 x 5'5			
Main	Primary Bedroom	14'8 x 9'9			

Finished Floor (Main):	664 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	664 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	664 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

This top-floor, 1 bed 1 bath corner unit is a gem you won't want to miss! Featuring a spacious main bedroom with a walk-in closet, in-suite laundry with newer washer/dryer tucked into its own room, a newer hot water tank, and a cozy gas fireplace. Well-maintained strata. Enjoy a private patio from the unit, or the shared rooftop deck with stunning views. While on the rooftop deck, be sure to check out the brand new roof installed just this summer. Located near Douglas College, shops, restaurants, and just a 5-min walk to New West Skytrain. 1 secure parking spot and 1 storage locker. Contact your realtor for your private showing