

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2001
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	23
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,997.56
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	459.15	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	024-923-494

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

<b>View:</b>	Yes : MOUNTAINS
<b>Mgmt. Company:</b>	KORECKI REAL ESTATE SERVICES - 604-233-7772
<b>Complex / Subdiv:</b>	SPECTRUM
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 62, PLAN LMS4323, DISTRICT LOT 32, GROUP 1, 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
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 10'6"			
Main	Dining Room	8' x 10'6"			
Main	Kitchen	12' x 8'			
Main	Primary Bedroom	15'3" x 11'6"			
Main	Bedroom	11' x 9'6"			

<b>Finished Floor (Main):</b>	931 sqft	<b># Of Rooms:</b>	5	<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	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	931 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	4			
<b>Grand Total:</b>	931 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Welcome to The Spectrum. Centrally located in the Metrotown area, walking distance to shopping and the Sky Train. This 2 bedroom, 2 bath unit has brand new carpets, gas fireplace, large bedrooms, a walk in closet, a huge balcony to enjoy the view!