

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	1	Age:	3
Lot Area:		Full Baths:	1	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,920.30
Rear Yard Exp:	West	Maint. Fee:	303.72	For Tax Year:	2023
View:				P.I.D.:	031-469-469

Style of Home:	Upper Unit	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Glass,Metal,Stone	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	

View:

Mgmt. Company: Rancho - 604-684-4508

Complex / Subdiv: Scott & Nicholson

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

Legal: STRATA LOT 80, PLAN EPS5983, SECTION 13, TOWNSHIP 4, 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

Amenities: Club House,Elevator,Exercise Centre,In Suite Laundry,Storage

Site Influences: Central Location,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Other - See Remarks

Bylaw Restrict: Pets Allowed,Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'1 x 11'5			
Main	Living Room	18' x 9'11			
Main	Primary Bedroom	16' x 9'6			
Main	Walk-In Closet	5'7 x 5'3			

Finished Floor (Main):	702 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	702 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	702 sqft	# Of Pets:				

TOP FLOOR!!! Do not miss your chance to get into Delta's hottest development. This ONE bedroom, ONE bath 702 sq.ft. home is located on the top 6th floor --> facing west. The developer only made one of these floor plans on the 6th floor, with high VAULTED CEILINGS! Private west facing patio has natural gas BBQ hook up, perfect for grilling all year round. Building offers full gym, gas fire pit, dining area, office set up, bocce ball and ping pong! Perfect for an INVESTMENT or first time home buyer. Perfectly located stops from Save-on-foods, McDonalds and Walmart. Easy access to the Alex Fraser Bridge, Hwy 10 and Hwy 91. Call now to set up a private viewing!