

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	2	Age:	6
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,090.47
Rear Yard Exp:		Maint. Fee:	435.03	For Tax Year:	2024
View:	Yes			P.I.D.:	030-598-486

Style of Home:	Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 141
# of Fireplaces:	0 - Fuel:	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:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Westerly Courtyard View
Mgmt. Company:	Bayside Property Management - 604-432-7774
Complex / Subdiv:	Venue
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 89 SECTION 23 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTERDISTRICT STRATA PLAN EPS5304 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator,Exercise Centre,In Suite Laundry,Playground,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	9'8 x 9'			
Main	Bedroom	10'7 x 8'3			
Main	Living Room	11'8 x 8'10			
Main	Kitchen	14'11 x 6'8			
Main	Dining Room	10'3 x 6'7			
Main	Foyer	9'3 x 3'7			

Finished Floor (Main):	712 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	712 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	712 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to the Executive homes at the exclusive building, "VENUE!" This alluring 2 bedroom & 2 bathroom unit has everything you need. The bright kitchen boasts quartz countertops with stainless steel appliances. 9' ceilings thru-out featuring oversized windows that flood the space with natural light, laminate flooring, full sized washer/dryer, good size balcony & a great open floor plan. Enjoy the added convenience of 2 secured side by side parking spots & an included storage locker. The building offers amenities, including a bike room, an expansive gym, an indoor lounge, & a rooftop deck with breathtaking city views. Residents can also make use of the outdoor kitchen & BBQ area. Perfectly situated, this location is just minutes from Skytrain, Library, Shopping, Schools, Transit, & SFU. 2