

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2015
Frontage (ft):	Bathrooms:	1	Age:	9
Lot Area:	Full Baths:	1	Zoning:	CD25
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,585.22
Rear Yard Exp:	Maint. Fee:	276.35	For Tax Year:	2024
View:			P.I.D.:	029-639-808

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	67 - Total Units in Strata: 67
# 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:	Laminate,Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: ASCENT PROPERTY MANAGEMENT - 604-431-1800

Complex / Subdiv: VARSITY

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

Legal: STRATA LOT 48 DISTRICT LOT 309 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS3023TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Elevator,In Suite Laundry,Recreation Center

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Microwave

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'3 x 4'7			
Main	Kitchen	7'7 x 8'4			
Main	Dining Room	10'10 x 7'			
Main	Living Room	10'5 x 10'7			
Main	Bedroom	11'6 x 10'7			
Main	Walk-In Closet	7'1 x 5'			

Finished Floor (Main):	569 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	569 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	569 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

West-facing, cozy 1 Bed 1 Bath condo offers a warm, homey feel with its open-plan gourmet kitchen featuring elegant granite countertops, stainless steel appliances, and a gas range. The spacious bedroom includes custom walk-thru closets and a full cheater ensuite. Relax on your covered balcony with a sunset view and gas connection. Pet-friendly with no size limit and a nearby dog park. Enjoy the convenience of being close to parks, Willowbrook Shopping, Costco, restaurants, transit, major routes, and the future Skytrain line. An excellent investment opportunity!