

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2023
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	1
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,651.59
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	574.31	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	031-925-618

<b>Style of Home:</b>	End Unit,Penthouse	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	62 - Total Units in Strata: 62
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	REMI Realty Inc - 604-530-9944
<b>Complex / Subdiv:</b>	FORME ON 54th
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 51, PLAN EPS9242, SECTION 3, TOWNSHIP 8, 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
<b>Amenities:</b>	Elevator,Garden,In Suite Laundry,Storage,Wheelchair Access
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Intercom,Smoke Alarm,Sprinkler - Fire,Vaulted Ceiling
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'2 x 4'9	Main	Den	8'0 x 10'5
Main	Laundry	8'0 x 5'1			
Main	Dining Room	16'3 x 9'11			
Main	Kitchen	10'4 x 9'1			
Main	Living Room	18'4 x 11'8			
Main	Primary Bedroom	11'1 x 8'7			
Main	Bedroom	9'3 x 10'5			

<b>Finished Floor (Main):</b>	1,069 sqft	<b># Of Rooms:</b>	8	<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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,069 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100%			
<b>Grand Total:</b>	1,069 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

TOP floor PENTHOUSE unit in newly built "FORME on 54th". A little over a year old, this lightly lived in home looks & feels brand NEW but without the GST! Modern, bright & airy, this suite features large windows and loads of natural light. Enjoy preparing meals in your open concept kitchen w/ oversized peninsula counter, soaring 15' vaulted ceilings, stainless steel appliances & quartz counter tops. Step outside to take in the afternoon sunshine & evening sunsets on your west facing corner balcony w/ views of the surrounding community and mountains. Home comes with 2 parkings stalls & 2 storage units. Pets welcome – 2 dogs or 2 cats. Situated in a quiet neighbourhood, just steps to nearby Brydon Park, all levels of schools and the soon to arrive new Skytrain station. Act fast on this one!