

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	15
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD 55
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,207.22
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	564.50	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	028-053-168

<b>Style of Home:</b>	1 Storey,Corner Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Fibre Cement Board,Wood	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	78 - Total Units in Strata: 78
<b># of Fireplaces:</b>	1 - Fuel: Electric	<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>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : The River
<b>Mgmt. Company:</b>	Hugh & McKinnon - 604-531-1909
<b>Complex / Subdiv:</b>	WATERFRONT AT BEDFORD LANDING
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	SL 18, PLAN BCS3620, DL 79, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
<b>Amenities:</b>	Bike Room,Club House,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Storage
<b>Site Influences:</b>	Adult Oriented,Central Location,Golf Course Nearby,Recreation Nearby,Retirement Community,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm,Windows - Thermo
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 12'5	Main	Laundry	7'9 x 5'3
Main	Kitchen	12'8 x 8'6	Main	Foyer	4'0 x 4'0
Main	Dining Room	10'9 x 11'2	Main	Patio	10'8 x 7'2
Main	Primary Bedroom	11'6 x 11'6			
Main	Walk-In Closet	6'3 x 5'7			
Main	Bedroom	11'1 x 10'11			
Main	Den	6'11 x 6'10			

<b>Finished Floor (Main):</b>	1,283 sqft	<b># Of Rooms:</b>	10	<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	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,283 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,283 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

WATERVIEW in BEDFORD LANDING! BEAUTIFUL 2 BDRM + DEN CORNER 1283 SF CONDO in the sought-after Parklane built 55+ COMMUNITY. Enjoy expansive windows, 9 ft ceilings, & water view while preparing meals in the kitchen! Bright open concept features gourmet kitchen w/granite countertops, gas range, lg island open to spacious dining/living rms + a den! The mbdm boasts a W/I closet & SPA-LIKE bathrm w/soaker tub, separate shower & dbl sinks. Bdrms on opposite end of condo. Full-sized laundry rm w/custom B/I cabinets! Through French doors enjoy the TRANQUIL VIEW from your covered balcony. No wasted space! Original owner; nicely maintained. BONUS storage locker on same floor & 2 S X2 pkg stalls. Bike storage, fitness rm & clubhouse incl! Only steps to waterfront & shops. Quick possession possible.