

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2023
Frontage (ft):		Bathrooms:	2	Age:	1
Lot Area:		Full Baths:	2	Zoning:	C-2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:		Maint. Fee:	421.10	For Tax Year:	2023
View:	Yes			P.I.D.:	032-038-607

Style of Home:	5 Plus Level,Corner Unit	Parking:	
Construction:	Concrete	Covered Parking:	
Exterior:	Concrete	Parking Access:	
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	185 - Total Units in Strata: 185
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : mountain
Mgmt. Company:	Pacific Quorum Properties Inc.
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 99, PLAN EPS8361, DISTRICT LOT 16, GROUP 1, 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:	Air Cond./Central,Exercise Centre,In Suite Laundry,Sauna/Steam Room
Site Influences:	
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Lifestyles Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'6 x 4'6			
Main	Living Room	10'1 x 10'8			
Main	Kitchen	7'9 x 7'6			
Main	Dining Room	7'3 x 8'8			
Main	Primary Bedroom	9'3 x 9'8			
Main	Walk-In Closet	5'7 x 4'3			
Main	Bedroom	9'4 x 9'7			

Finished Floor (Main):	720 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	720 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	1			
Grand Total:	720 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

I'm happy to present this beautiful corner unit on the 13th floor in the Loma development. The 2 bedroom 2 full bathroom unit offers stunning views to the South West and a light colour palette for interior flooring and cabinets. It features top end stainless steel appliances, walk in closets and soft closing cabinets throughout the kitchen and bathrooms. Enjoy air-conditioning, a rooftop lounge, sauna, and many more amenities. The location is just minutes away from the Skytrain station, access to Highway #1 and all the stores and retail centres you could ask for.