

|                         |                    |        |                            |             |
|-------------------------|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> | <b>Bedrooms:</b>   | 2      | <b>Approx. Year Built:</b> | 2018        |
| <b>Frontage (ft):</b>   | <b>Bathrooms:</b>  | 2      | <b>Age:</b>                | 6           |
| <b>Lot Area:</b>        | <b>Full Baths:</b> | 2      | <b>Zoning:</b>             | CD-105      |
| <b>Flood Plain:</b>     | <b>Half Baths:</b> | 0      | <b>Gross Taxes:</b>        | \$4,222.66  |
| <b>Rear Yard Exp:</b>   | <b>Maint. Fee:</b> | 510.34 | <b>For Tax Year:</b>       | 2024        |
| <b>View:</b>            | No                 |        | <b>P.I.D.:</b>             | 030-567-696 |

|                         |                                |                         |                       |
|-------------------------|--------------------------------|-------------------------|-----------------------|
| <b>Style of Home:</b>   | 1 Storey,Inside 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,Vinyl | <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>    |                       |
| <b># of Fireplaces:</b> | 0 - Fuel:                      | <b>Distance to:</b>     |                       |
| <b>Water Supply:</b>    | City/Municipal                 | <b>Title to Land:</b>   | Freehold Strata       |
| <b>Fuel/Heating:</b>    | Electric,Heat Pump,Mixed       | <b>Property Disc:</b>   | No                    |
| <b>Outdoor Area:</b>    | Sundeck(s)                     | <b>PAD Rental:</b>      |                       |
| <b>Type of Roof:</b>    | Asphalt,Torch-On               | <b>Fixtures Leased:</b> | No                    |
| <b>Floor Finish:</b>    | Mixed,Tile,Carpet              | <b>Fixtures Rmvd:</b>   | No                    |

|                            |  |
|----------------------------|--|
| <b>View:</b>               | No   |
| <b>Mgmt. Company:</b>      | Associa Property Management - 604-591-6060   |
| <b>Complex / Subdiv:</b>   | The Belmont  |
| <b>Services Connected:</b> | Electricity,Natural Gas,Sanitary Sewer,Water   |
| <b>Legal:</b>              | STRATA LOT 34 SECTION 6 TOWNSHIP 11 NEW WESTMINSTER DISTRICT STRATA PLAN EPS5104 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>          | Air Cond./Central,Club House,Elevator,In Suite Laundry,Playground,Storage  |
| <b>Site Influences:</b>    | Central Location,Recreation Nearby,Shopping Nearby   |
| <b>Features:</b>           | Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Smoke Alarm,Sprinkler - Fire  |
| <b>Bylaw Restrict:</b>     | Pets Allowed,Rentals Allowed   |
| <b>Listing Broker(s):</b>  | Performance Power Play Realty  |

| Floor | Type            | Dimensions   | Floor | Type    | Dimensions  |
|-------|-----------------|--------------|-------|---------|-------------|
| Main  | Living Room     | 10'3 x 21'1  | Main  | Den     | 7'11 x 12'2 |
| Main  | Dining Room     | 6'5 x 21'1   | Main  | Laundry | 5'6 x 7'8   |
| Main  | Kitchen         | 10'6 x 15'   |       |         |             |
| Main  | Foyer           | 6'2 x 7'3    |       |         |             |
| Main  | Primary Bedroom | 12'3 x 15'   |       |         |             |
| Main  | Walk-In Closet  | 8'8 x 8'10   |       |         |             |
| Main  | Bedroom         | 10'10 x 12'4 |       |         |             |

|                                |            |                                   |                          |                       |                    |                 |
|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,605 sqft | <b># Of Rooms:</b>                | 9                        | <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> | 1,605 sqft | <b>Basement:</b>                  | None                     |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b># or % of Rentals Allowed:</b> | 100                      |                       |                    |                 |
| <b>Grand Total:</b>            | 1,605 sqft | <b># Of Pets:</b>                 | 2 - Cats: Yes, Dogs: Yes |                       |                    |                 |

The Belmont! Murrayvilles Premier apartment complex built by award winning Infinity Properties and located in this walkable community with restaurants, shopping, Blair Rec Centre and hospital nearby. Fabulous 1600 sq.ft 2 bdrm and den unit with 300 sq.ft covered deck (with natural gas hook up) overlooking Memorial Park. Ideal open concept with 9 ft ceilings, large kitchen with high end appliances, gas stove, quartz counter tops and 8 ft island with breakfast bar. Spacious Primary bedroom with spa like 5 pce ensuite, large walk-in closet and access to the deck. Second bedroom with dual closets and cheater door to 4 pce main bath and also has seperate access to the deck. Bright unit with huge windows for lots of natural light. 2 side x side parking stalls and don't forget the AC.