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| Depth/Size (ft): | | Bedrooms: | 1 | Approx. Year Built: | 1994 |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 30 |
| Lot Area: | | Full Baths: | 1 | Zoning: | CD |
| Flood Plain: | | Half Baths: | 1 | Gross Taxes: | \$2,066.00 |
| Rear Yard Exp: | | Maint. Fee: | 456.02 | For Tax Year: | 2024 |
| View: | Yes | | | P.I.D.: | 018-794-211 |

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| Style of Home: | Upper Unit | Parking: | Total: 1 - Covered: 1 |
| Construction: | Concrete Frame | Covered Parking: | 1 |
| Exterior: | Concrete,Glass | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Underground,Visitor Parking |
| Rain Screen: | | Locker: | Yes |
| Renovations: | | Units in Dev: | 278 - Total Units in Strata: 278 |
| # of Fireplaces: | 1 - Fuel: Gas - Propane | 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: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Wall/Wall/Mixed | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | Yes : Mountain & Water Views |
| Mgmt. Company: | Colyvan Pacific - 604-683-8399 |
| Complex / Subdiv: | Cornerstone |
| Services Connected: | Community,Electricity |
| Legal: | STRATA LOT 223, PLAN LMS1383, SECTION 15, RANGE 2, 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 1 |
| Amenities: | Elevator,Exercise Centre,In Suite Laundry,Pool; Indoor,Pool; Outdoor,Recreation Center,Sauna/Steam Room,Swirlpool/Hot Tub |
| Site Influences: | Central Location,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings |
| Bylaw Restrict: | Pets Allowed w/Rest.,Rentals Allowed |
| Listing Broker(s): | Grand Central Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main | Foyer | 7'7 x 7'0 | | | |
| Main | Living Room | 15'9 x 15'8 | | | |
| Main | Dining Room | 0'0 x 0'0 | | | |
| Main | Primary Bedroom | 13'0 x 11'6 | | | |
| Main | Den | 12'1 x 7'7 | | | |

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|--------------------------------|----------|-----------------------------------|------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 846 sqft | # Of Rooms: | 5 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 0 | Main | 4 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 2 | No |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 846 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | |
| Grand Total: | 846 sqft | # Of Pets: | | | | |

WELCOME TO CORNERSTONE. Concrete highrise, built by Intrawest, winner of BC Georgie Award. 1 bedroom + den (2nd bdrm or can be used as office) and 2 bath. 2 Balcony with unobstructed water and mountain view. 1 parking + 1 large storage locker. Amazing amenities include outdoor pool, indoor hot tub, sauna, gym and party room. Enjoy a nice stroll on green gardens with water features and pond. 24 hour caretaker on site. Secured underground parking and security cameras. Enjoy your morning coffee on one of your two balconies or cold night in front of your cozy fireplace. Steps to Gateway Skytrain Station. Steps to everything. CALL TODAY TO BOOK YOUR PRIVATE SHOWING!!!