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|-------------------------|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | Bedrooms: | 2 | Approx. Year Built: | 2023 |
| Frontage (ft): | Bathrooms: | 2 | Age: | 1 |
| Lot Area: | Full Baths: | 2 | Zoning: | CD |
| Flood Plain: | Half Baths: | 0 | Gross Taxes: | \$2,628.00 |
| Rear Yard Exp: | Maint. Fee: | 408.00 | For Tax Year: | 2024 |
| View: | | | P.I.D.: | 031-905-340 |

| | | | |
|-------------------------|-------------------|-------------------------|-----------------------|
| Style of Home: | Upper Unit | Parking: | Total: 2 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Brick,Mixed,Vinyl | Parking Access: | |
| Foundation: | | Parking: | Garage; Underground |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Electric | Property Disc: | Yes |
| Outdoor Area: | Balcony(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | |
| Floor Finish: | Laminate | Fixtures Rmvd: | |

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity, Sanitary Sewer, Water

Legal: STRATA LOT 195 SECTION 24 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS8335 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Club House, Elevator, Exercise Centre, In Suite Laundry, Playground, Storage

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns

Listing Broker(s): eXp Realty, eXp Realty

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

| | | | | | | |
|--------------------------------|----------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 869 sqft | # Of Rooms: | 8 | 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 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | | | | |
| Finished Floor (Total): | 869 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 869 sqft | Beds In Bsmt: | 0 / 2 | | | |
| | | # Of Pets: | 2 - | | | |

Welcome to Alexander Square, where modern design meets the vibrant lifestyle of Willoughby! This beautiful 2-bedroom + den with 2 parking and 2 storage home features a sleek kitchen with floor-to-ceiling cabinets, stainless steel appliances, quartz countertops, and soft-close cabinetry. The finished outdoor balcony extends your living space, while the versatile den can be used as a home office or cozy retreat. Enjoy amazing community amenities, including a rooftop deck with BBQ facilities, a fitness room, outdoor fire pits, playground, and garden plots. Located across from Willoughby Town Centre, you'll have shopping and dining right at your doorstep. This home offers the perfect mix of luxury, comfort, and convenience—don't miss out on the opportunity to make it yours!