

|                         |                    |        |                            |             |
|-------------------------|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> | <b>Bedrooms:</b>   | 1      | <b>Approx. Year Built:</b> | 2020        |
| <b>Frontage (ft):</b>   | <b>Bathrooms:</b>  | 1      | <b>Age:</b>                | 4           |
| <b>Lot Area:</b>        | <b>Full Baths:</b> | 1      | <b>Zoning:</b>             | RES         |
| <b>Flood Plain:</b>     | <b>Half Baths:</b> | 0      | <b>Gross Taxes:</b>        | \$2,304.32  |
| <b>Rear Yard Exp:</b>   | <b>Maint. Fee:</b> | 395.66 | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>            |                    |        | <b>P.I.D.:</b>             | 031-097-189 |

|                         |                   |                         |                                      |
|-------------------------|-------------------|-------------------------|--------------------------------------|
| <b>Style of Home:</b>   | 1 Storey          | <b>Parking:</b>         | Total: 1 - Covered: 1                |
| <b>Construction:</b>    | Concrete          | <b>Covered Parking:</b> | 1                                    |
| <b>Exterior:</b>        | Glass,Metal,Mixed | <b>Parking Access:</b>  | Front                                |
| <b>Foundation:</b>      |                   | <b>Parking:</b>         | Garage Underbuilding,Visitor Parking |
| <b>Rain Screen:</b>     | Full              | <b>Locker:</b>          | Yes                                  |
| <b>Renovations:</b>     |                   | <b>Units in Dev:</b>    | - Total Units in Strata: 242         |
| <b># of Fireplaces:</b> |                   | <b>Distance to:</b>     |                                      |
| <b>Water Supply:</b>    | City/Municipal    | <b>Title to Land:</b>   | Freehold Strata                      |
| <b>Fuel/Heating:</b>    | Baseboard         | <b>Property Disc:</b>   | Yes                                  |
| <b>Outdoor Area:</b>    | Balcony(s)        | <b>PAD Rental:</b>      |                                      |
| <b>Type of Roof:</b>    | Torch-On          | <b>Fixtures Leased:</b> | No                                   |
| <b>Floor Finish:</b>    | Laminate,Mixed    | <b>Fixtures Rmvd:</b>   | No                                   |

**View:**

**Mgmt. Company:** FIRST SERVICE

**Complex / Subdiv:**

**Services Connected:** Electricity,Sanitary Sewer,Water

**Legal:** STRATA LOT 66, SUB BLOCK 2, PLAN EPS5396, 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:** Bike Room,Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Recreation Center,Storage

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Range Top,Smoke Alarm,Sprinkler - Fire

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed

**Listing Broker(s):** RE/MAX Crest Realty

| Floor | Type        | Dimensions  | Floor | Type | Dimensions |
|-------|-------------|-------------|-------|------|------------|
| Main  | Bedroom     | 10'0 x 10'0 |       |      |            |
| Main  | Living Room | 11'6 x 9'6  |       |      |            |
| Main  | Kitchen     | 9'0 x 7'6   |       |      |            |
| Main  | Den         | 4'0 x 6'0   |       |      |            |
| Main  | Dining Room | 9'0 x 5'6   |       |      |            |

|                                |          |                                   |                          |                       |                    |                 |
|--------------------------------|----------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 635 sqft | <b># Of Rooms:</b>                | 5                        | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 0 sqft   | <b># Of Kitchens:</b>             | 1                        | Main                  | 3                  | Yes             |
| <b>Finished Floor (Below):</b> | 0 sqft   | <b># Of Levels:</b>               | 1                        |                       |                    |                 |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft   | <b>Crawl/Bsmt Height:</b>         |                          |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 635 sqft | <b>Basement:</b>                  | None                     |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft   | <b># or % of Rentals Allowed:</b> |                          |                       |                    |                 |
| <b>Grand Total:</b>            | 635 sqft | <b># Of Pets:</b>                 | 2 - Cats: Yes, Dogs: Yes |                       |                    |                 |

Discover modern living at The Columbia by Westgroup, where convenience meets sophistication. This bright 1-bedroom plus den apartment features an open-concept layout and a spacious balcony, with exposure away from the train tracks for added tranquility. The den is ideal for a home office. Situated next to the Sapperton SkyTrain station, enjoy effortless access to the entire city and nearby conveniences like Save-On-Foods and Shoppers and restaurants. Residents also have exclusive access to "Club Central," a 10,000 sq ft facility with a gym, squash court, yoga studio, sauna, steam rooms, lounges, and more! Open House Sat/Sun 1-3pm!