

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2007
Frontage (ft):	Bathrooms:	2	Age:	17
Lot Area:	Full Baths:	2	Zoning:	RM-CD1
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,514.16
Rear Yard Exp:	Maint. Fee:	571.39	For Tax Year:	2023
View:	Yes		P.I.D.:	027-620-476

Style of Home:	Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Brick,Concrete,Other	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	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:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed,Carpet	Fixtures Rmvd:	No

View:	Yes : Fraser River & Bridge
Mgmt. Company:	Korecki Real Estate Services - 604-233-7772
Complex / Subdiv:	Anvil
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 87, SUB BLOCK 2, PLAN BCS3018, NEW WESTMINSTER LAND DISTRICT, OF LOT 3; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Exercise Centre,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Engel & Volkers Vancouver (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'11 x 8'1			
Main	Dining Room	11'1 x 12'3			
Main	Living Room	12' x 12'4			
Main	Bedroom	13'5 x 10'10			
Main	Den	12' x 10'9			
Main	Primary Bedroom	12'4 x 15'8			

Finished Floor (Main):	1,158 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,158 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,158 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Anvil- Newly updated 2BDRM, 2BATH plus large DEN! 1,158 sq ft with view of the Fraser River! Conveniently located in the desirable Brewery District. Very generous sized bedrooms, freshly painted, new laminate flooring, closet doors, toilets, newer stove & dishwasher (2020). Granite counters throughout. Bdrms are separated by living space offering privacy. Den is perfect for work from home or guest room. Primary bdrm also has sliding door access to balcony. 2PKG stalls side/side. Save-On-Foods, Starbucks, lots of new shops & restaurants in walking distance. Park & Recreation center nearby. Just steps out the door to Sapperton Skytrain Station & Royal Columbian Hospital. Quick Possession possible. Come see!