

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	2	Age:	30
Lot Area:		Full Baths:	2	Zoning:	C-3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,580.21
Rear Yard Exp:		Maint. Fee:	648.96	For Tax Year:	2023
View:	Yes			P.I.D.:	018-977-677

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	67 - Total Units in Strata: 67
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : City
Mgmt. Company:	Quay Pacific - 604-521-0876
Complex / Subdiv:	PRINCESS TOWER
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 18, SUB BLOCK 13, PLAN LMS1619, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Elevator,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Not Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'1 x 7'9			
Main	Living Room	13'11 x 12'10			
Main	Dining Room	12'10 x 8'			
Main	Primary Bedroom	18'2 x 11'10			
Main	Bedroom	12'4 x 10'6			
Main	Den	12'1 x 6'2			
Main	Laundry	8'1 x 5'3			

Finished Floor (Main):	1,221 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,221 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,221 sqft	# Of Pets:	Cats: No, Dogs: No			

Prime Uptown location for this Bosa built concrete tower! Literally connected to Royal City Centre Mall - access without going outside. Spacious 1221 sq ft, 2 bedroom plus den/solarium, 2 bath (both ensuites). Bright den/solarium is ideal for home office. Wall to wall windows provide tons of natural light. North facing unit stays cooler in summer months. Strata includes heat, hydro, hot water & gas fireplace! Besides the convenience of mall access, this trendy Uptown location is just steps to shops & restaurants, Moody park, all 3 levels of schools. 2 beautiful courtyard gardens on 5th floor. Storage locker.