

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	1999
Frontage (ft):	Bathrooms:	1	Age:	25
Lot Area:	Full Baths:	1	Zoning:	CD-1
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,976.81
Rear Yard Exp:	Maint. Fee:	523.24	For Tax Year:	2024
View:			P.I.D.:	024-555-860

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete Frame	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company: TRIBE MANAGEMENT - 604-343-2601

Complex / Subdiv:

Services Connected: Electricity,Water

Legal: STRATA LOT 330, PLAN LMS3942, DISTRICT LOT 185, 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: Club House,Elevator,Exercise Centre,In Suite Laundry,Concierge

Site Influences:

Features:

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Saba Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'7 x 3'6			
Main	Living Room	9'8 x 9'1			
Main	Kitchen	8' x 7'5			
Main	Bedroom	10'8 x 8'7			
Main	Den	7'3 x 5'4			

Finished Floor (Main):	603 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	603 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	603 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Freshly updated and perfectly situated at the Lions, this incredible unit boasts floor-to-ceiling windows that flood the space with natural light and showcase breathtaking views. Enjoy a prime location just minutes from Stanley Park, Robson Street, Pacific Centre, and other top attractions. The sleek kitchen features brand-new stainless steel appliances, adding to the unit's modern charm. Additional perks include one parking spot and one storage locker for ultimate convenience.

