

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	2	Age:	6
Lot Area:		Full Baths:	2	Zoning:	CD-9
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,990.40
Rear Yard Exp:		Maint. Fee:	446.12	For Tax Year:	2024
View:				P.I.D.:	030-421-993

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	52 - Total Units in Strata: 52
# of Fireplaces:		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	Fixtures Rmvd:	No

View:

Mgmt. Company: Diverse Properties - 604-854-3343

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 26, PLAN EPS3756, SECTION 12, TOWNSHIP 23, 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: Elevator,In Suite Laundry,Wheelchair Access

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Not Allowed,Rentals Allowed

Listing Broker(s): Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'9 x 7'2			
Main	Living Room	11'8 x 17'0			
Main	Primary Bedroom	12'0 x 12'6			
Main	Bedroom	9'0 x 11'0			

Finished Floor (Main):	908 sqft	# Of Rooms:	4	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	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	908 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	908 sqft	# Of Pets:	Cats: No, Dogs: No			

2BEDROOM + 2BATH FOR UNDER \$500K! Enjoy this well appointed, corner unit, on the 2nd floor with the best location you could ask for in Garrison. The Market Building, located in the heart of all that Garrison has to offer, will not disappoint. Walking distance to recreation, shopping, coffee, all levels of schooling and amenities make this a great "first time buyer" or "investor" opportunity. Comes with 1 parking stall underground, and 1 above ground, as well as a storage locker. Only 1 other unit has ever come up for sale in this building, and sold immediately. LOCATION, LOCATION, LOCATION!