

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	2	Age:	2
Lot Area:		Full Baths:	2	Zoning:	MFD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,852.18
Rear Yard Exp:		Maint. Fee:	498.86	For Tax Year:	2023
View:	Yes			P.I.D.:	031-770-037

Style of Home:	End Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass,Mixed	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate,Other,Tile	Fixtures Rmvd:	Yes

View:	Yes : City, Bridge, water
Mgmt. Company:	Wynford
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 107, PLAN EPS8052, DISTRICT LOT 613, GROUP 1, 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:	Air Cond./Central,Bike Room,Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Golf Course Nearby,Greenbelt,Marina Nearby,Recreation Nearby,Shopping Nearby,Ski Hill Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Oven - Built In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Masters Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'4 x 11'1			
Main	Dining Room	11'4 x 8'3			
Main	Kitchen	9'6 x 6'6			
Main	Foyer	5'5 x 5'1			
Main	Primary Bedroom	11'1 x 8'11			
Main	Bedroom	11'1 x 8'7			
Main	Patio	18'0 x 7'5			

Finished Floor (Main):	816 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	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	816 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	816 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Like new unit, parking, Storage, bike locker, in-suite laundry, Views, south bright spacious unit, quartz countertops, porcelain tiles, top of the line appliances, air conditioned, walk-in-closet, living room and balcony with bridge, city, water and south views. Lynn timer Elementary, Windsor Secondary, Capilano University. Amenities in the building: GYM, Party room, play area, Sauna and steam room. Walking distance to: Phibbs Exchange, RecCentre, Daycare, Tilford shopping centre, Super Store, beaches, mountains, skiing, entertainment, restaurants, trails, Lynn Creek path bus stop. Come and see to believe. Get your showing appointment! Tenanted unit.