

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2022
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	2
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	OTHER
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,322.83
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	364.12	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	031-555-420

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	122
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	AWM Alliance
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 89, PLAN EPS7338, SECTION 26, TOWNSHIP 8, 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
<b>Amenities:</b>	Elevator,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Brookside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'9 x 8'6			
Main	Dining Room	9'8 x 7'3			
Main	Living Room	12'2 x 10'2			
Main	Primary Bedroom	11'10 x 10'			
Main	Bedroom	9'11 x 7'11			
Main	Walk-In Closet	7'5 x 7'1			
Main	Patio	8'8 x 7'3			

<b>Finished Floor (Main):</b>	880 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	880 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	880 sqft	<b># Of Pets:</b>				

Sought after Latimer Village where shops, restaurants, trails and amenities are all just an elevator ride away. This like new 2 bed 2 bath home features a bright open living space with large primary bedroom, walk in closet and a beautifully appointed ensuite. Classic modern design throughout showcases quartz counters, designer lighting, S.S appliances and a beautiful gas range. The large covered patio offers a private quiet outdoor year round space. Complimenting the home are 2 parking stalls and an additional storage locker. Book your private showing today or visit one of the open houses for a tour.