

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	2	Age:	14
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,244.18
Rear Yard Exp:		Maint. Fee:	690.43	For Tax Year:	2024
View:	Yes			P.I.D.:	028-118-138

Style of Home:	Penthouse,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	219 - Total Units in Strata: 219
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : TREES
Mgmt. Company:	PACIFIC QUORUM - 604-635-0260
Complex / Subdiv:	ST ANDREW'S
Services Connected:	Natural Gas
Legal:	STRATA LOT 187, DIST LOT 13, TWP 2, NWD, PLAN BCS2562
Amenities:	Bike Room,Club House,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Pool; Outdoor,Sauna/Steam Room,Storage,Swirlpool/Hot Tub
Site Influences:	Gated Complex,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Oven - Built In,Pantry,Vaulted Ceiling,Wine Cooler
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	14'9 x 11'9	Main	Foyer	9'2 x 7'10
Main	Bedroom	12'9 x 10'			
Main	Den	9'10 x 9'6			
Main	Dining Room	13'8 x 8'11			
Main	Living Room	15'1 x 13'7			
Main	Kitchen	12'10 x 11'			
Main	Laundry	6'5 x 8'8			

Finished Floor (Main):	1,444 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,444 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,444 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

ST ANDREW'S TOP FLOOR PENTHOUSE; 2 BEDROOM & DEN W/HUGE PATIO SUNDECK (over 300 sqft) FACES TO NORTHVIEW GOLF COURSE! When QUALITY & LIFESTYLE are ESSENTIAL, THIS HOME WILL NOT DISAPPOINT! 14' CEILINGS IN LIVING RM, 9' ceilings thru the rest, extensive use of Crown, BI Shelving, Full washer/dryer, Formal Dining Rm (flexes as art room OR?) This unit feels like a house. QUIET- Enjoy birds, mature trees on golf course. Kitchen feat. under-mount sink, granite counters, Island/Eating Bar, Gas Range, BI Microwave, Fridge w/water & ice, Wine Fridge. Bedrooms allow for King-size bed w/access to deck off primary bedrm. Ensuite w/dble sinks, shower, soaker tub. Radiant hotwater heat, fireplace, Gas line for BBQ in strata fees! Gym, Pool, Guest Suites, & Theater. 2 PARKING SPOTS. 1 PET. O