

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2020
Frontage (ft):		Bathrooms:	2	Age:	4
Lot Area:		Full Baths:	2	Zoning:	CD24
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,643.43
Rear Yard Exp:		Maint. Fee:	381.13	For Tax Year:	2024
View:	Yes			P.I.D.:	030-854-822

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt, Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	The Boardwalk @ River's Edge
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 15, PLAN EPS4943, SECTION 1, 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:	Air Cond./Central,Elevator,Storage
Site Influences:	Central Location,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'5 x 4'1	Main	Walk-In Closet	4'10 x 5'1
Main	Kitchen	9'8 x 13'4	Main	Bedroom	9'4 x 12'11
Main	Dining Room	12'6 x 10'1			
Main	Living Room	13'8 x 17'1			
Main	Laundry	6'4 x 8'3			
Main	Storage	5'10 x 4'3			
Main	Primary Bedroom	11'0 x 16'10			

Finished Floor (Main):	1,196 sqft	# Of Rooms:	9	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	Suite:				
Finished Floor (Total):	1,196 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,196 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to the Boardwalk at River's Edge! This stunning 2 bed/2 bath condo is steps away from the Vedder River where you can find amazing trails, parks and world class fishing! Nestled at the back of the building, enjoy peace & quiet overlooking the greenspace. The open concept layout boasts a beautiful kitchen w/ Kitchenaid black SS appliances, gas range & eating/breakfast bar. The living room features a cozy gas fireplace & opens up to the covered deck space, perfect for year round use & taking in the surrounding mountain views. The primary bedroom also has access to the deck & features a WIC & ensuite oasis with soaker tub and separate tiled shower. In-suite laundry/storage room, underground parking spot and storage locker make this the complete package, don't miss out on this one!