

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

<b>Style of Home:</b>	Corner Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Fibre Cement Board	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<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>	No
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt, Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	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			

<b>Finished Floor (Main):</b>	1,196 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	1,196 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,196 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>	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!