

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2023
Frontage (ft):		Bathrooms:	1	Age:	1
Lot Area:		Full Baths:	1	Zoning:	R5
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$1,266.57
Rear Yard Exp:		Maint. Fee:	221.03	For Tax Year:	2024
View:	Yes			P.I.D.:	031-904-092

Style of Home:	1 Storey,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Mixed,Stone	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	60 - Total Units in Strata: 60
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	HomeLife Advantage - 604-858-7368
Complex / Subdiv:	The Robson
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 8, PLAN EPS8526, NEW WESTMINSTER LAND DISTRICT, DIV B; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Playground,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	8' x 9'3			
Main	Dining Room	7' x 9'3			
Main	Kitchen	14' x 9'			
Main	Primary Bedroom	8'6 x 9'6			
Main	Laundry	5'6 x 4'			

Finished Floor (Main):	540 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	540 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	540 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Great central location for this lovely 1 bedroom, 1 bath unit on the main floor with a generous, west facing sundeck offering great mountain views! Only 2 years young, this beautiful unit has a stylish kitchen with white cabinetry, quartz counters, white subway backsplash, undermount lighting, island, and SS appliances. Other features include floating shelves in the living room in white and grey tones, laminate flooring, unique wall mounted wine rack, and in-suite laundry with a sliding barn door. Walking distance to all amenities. 1 parking stall & 1 storage unit are included, and 2 pets are allowed.