

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	2	Age:	18
Lot Area:		Full Baths:	2	Zoning:	CD-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,552.64
Rear Yard Exp:		Maint. Fee:	615.31	For Tax Year:	2024
View:	Yes			P.I.D.:	026-519-577

Style of Home:	Corner Unit,End Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:	Completely	Units in Dev:	76 - Total Units in Strata: 76
# 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:	Sundeck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : COURTYARD
Mgmt. Company:	ASSOCIA PROPERTY MANAGEMENT - 604-591-6060
Complex / Subdiv:	SUSSEX AT CITYGATE
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 17, PLAN BCS1644, DISTRICT LOT 196, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 2037 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Bike Room,Club House,Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Storage
Site Influences:	Central Location,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'1 x 13'6			
Main	Dining Room	13'2 x 6'9			
Main	Kitchen	9'10 x 8'1			
Main	Primary Bedroom	17'9 x 11'1			
Main	Bedroom	13'9 x 10'0			
Main	Foyer	5'3 x 4'6			
Main	Walk-In Closet	4'5 x 4'5			

Finished Floor (Main):	1,002 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,002 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,002 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Absolutely gorgeous 2 bed, 2 bath bright open layout in the Sussex built by Bosa. Completely renovated including quartz countertops, kitch island with built it storage, White European cabinets and glass backsplash, high end appliances, vinyl plank flooring, professional custom electric FP, baseboards, California closets in Mbdm walk-in closet, 2nd bdrm and hallway entrance , freshly painted throughout, floor to ceiling windows with lots of natural light and NW facing balcony into the quiet courtyard. Very pro active strata with a healthy cont. fund. Gym, billiards room, bike room and large storage locker. School catchment is Cross Town Elem. Steps to False Creek Waterfront, Skytrain, Olympic Village Aqua Bus and the new St. Paul's Hospital.