

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2023
Frontage (ft):	Bathrooms:	2	Age:	1
Lot Area:	Full Baths:	2	Zoning:	CD-132
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,135.22
Rear Yard Exp:	Maint. Fee:	303.75	For Tax Year:	2024
View:			P.I.D.:	300-015-900

Style of Home:	1 Storey,Penthouse	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	94 - Total Units in Strata: 94
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: ASSOCIA BRITISH COLUMBIA INC - 604-591-6060

Complex / Subdiv: Windsor

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 97 SECTION 22 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS7384TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Elevator,Garden,In Suite Laundry,Playground,Storage

Site Influences: Central Location,Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

Listing Broker(s): RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'1 x 3'3	Main	Patio	9'9 x 7'2
Main	Kitchen	7'6 x 11'3	Main	Laundry	3'8 x 4'7
Main	Dining Room	9'10 x 6'3			
Main	Living Room	9'10 x 8'11			
Main	Primary Bedroom	9'11 x 11'6			
Main	Walk-In Closet	4'6 x 5'6			
Main	Bedroom	9'4 x 8'5			

Finished Floor (Main):	746 sqft	# Of Rooms:	9	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):	746 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	746 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to this stunning top-floor, nearly new 2 Bed, 2 Bath home, crafted by award-winning developer Zenterra. This residence has an intelligently designed open floor plan with impressive 10-11 ft ceilings and expansive windows that flood the space with natural light. The modern kitchen is a chefs dream, equipped with quartz counters, stainless steel appliances, including a gas stove. For optimal privacy, the bedrooms are thoughtfully placed on opposite sides of the home. Additional conveniences include one parking spot and one storage locker. Ideally located near top-rated schools, recreational facilities, scenic trails, Hwy 1, and a variety of new stores and restaurants just around the corner, this home offers the perfect blend of comfort and convenience in a vibrant, growing community.