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|-------------------------|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | Bedrooms: | 2 | Approx. Year Built: | 1995 |
| Frontage (ft): | Bathrooms: | 2 | Age: | 29 |
| Lot Area: | Full Baths: | 2 | Zoning: | CD |
| Flood Plain: | Half Baths: | 0 | Gross Taxes: | \$2,457.28 |
| Rear Yard Exp: | Maint. Fee: | 610.32 | For Tax Year: | 2024 |
| View: | | | P.I.D.: | 023-070-161 |

| | | | |
|-------------------------|-------------------------|-------------------------|-----------------------|
| Style of Home: | 1 Storey | Parking: | Total: 1 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Brick,Stucco | Parking Access: | |
| Foundation: | | Parking: | Garage; Underground |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Natural Gas,Radiant | Property Disc: | Yes |
| Outdoor Area: | Balcony(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | | Fixtures Rmvd: | No |

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: STRATA LOT 21 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS1944 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Club House,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Storage,Workshop Attached

Site Influences: Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

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

Listing Broker(s): RE/MAX 2000 Realty, RE/MAX 2000 Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main | Foyer | 6'5 x 4'6 | | | |
| Main | Dining Room | 12'2 x 9'6 | | | |
| Main | Living Room | 10'7 x 15'0 | | | |
| Main | Kitchen | 9'7 x 10'0 | | | |
| Main | Family Room | 13'2 x 14'7 | | | |
| Main | Bedroom | 12'5 x 8'10 | | | |
| Main | Primary Bedroom | 13'5 x 12'6 | | | |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,252 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 | Suite: | None | | | |
| Finished Floor (Total): | 1,252 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 1,252 sqft | Beds In Bsmt: | 0 / 2 | | | |
| | | # Of Pets: | | | | |

Massive 1252 sqft condo! Two bedrooms, two full bathrooms with full living room and dining room area. Family room off spacious kitchen with tons of storage. Dual balcony access from both living and family room. Large primary bedroom with 4 piece ensuite. Well maintained building with upgrades including newer roof and rain screen. Call today for your private viewing.