

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1974
Frontage (ft):		Bathrooms:	1	Age:	50
Lot Area:		Full Baths:	1	Zoning:	RM4
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,753.30
Rear Yard Exp:		Maint. Fee:	576.42	For Tax Year:	2023
View:	No			P.I.D.:	001-227-041

Style of Home:	Corner Unit,Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	88
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water	Property Disc:	Yes
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	

View:	No
Mgmt. Company:	BAYSIDE PROPERTY SERVICES - 604-432-7774
Complex / Subdiv:	THE STATESMAN
Services Connected:	Electricity,Water
Legal:	STRATA LOT 36, SUB BLOCK 13, PLAN NWS236, 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 1 OR V, AS APPROPRIATE
Amenities:	Shared Laundry
Site Influences:	Central Location,Shopping Nearby
Features:	Dishwasher,Microwave,Refrigerator,Stove
Bylaw Restrict:	Pets Not Allowed,Rentals Allowed
Listing Broker(s):	Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 11'11			
Main	Dining Room	8'1 x 7'6			
Main	Kitchen	8'6 x 7'6			
Main	Primary Bedroom	13'11 x 9'9			
Main	Bedroom	10'0 x 10'11			
Main	Solarium	6'7 x 8'10			

Finished Floor (Main):	877 sqft	# Of Rooms:	6	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):	877 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	877 sqft	# Of Pets:	Cats: No, Dogs: No			

Welcome to The Statesman. This SPACIOUS, BRIGHT and RENOVATED 2 bedroom corner unit is move-in ready. Recent updates include new flooring, baseboards, countertops, cupboards, backsplash, appliances and fresh paint! The enclosed balcony is the perfect spot for a work-from-home office or a cozy reading space. Heat/hot water is included in your maintenance fees. Conveniently located in the heart of UPTOWN, just steps to restaurants, shops, Moody Park, and Massey Theatre, with easy access to major routes and public transit. One parking stall & storage locker included.