

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	2	Age:	3
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,094.00
Rear Yard Exp:		Maint. Fee:	499.00	For Tax Year:	2023
View:	Yes			P.I.D.:	031-466-974

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage Underbuilding, Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Courtyard
Mgmt. Company:	
Complex / Subdiv:	Montrose
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 145, PLAN EPS7779, DISTRICT LOT 289, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PHASE 2, TOGETHER 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:	Golf Course Nearby, Recreation Nearby, Shopping Nearby
Features:	
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'10 x 9'10			
Main	Dining Room	12'10 x 8'			
Main	Living Room	12'10 x 9'10			
Main	Primary Bedroom	13'5 x 10'5			
Main	Bedroom	13'5 x 8'4			
Main	Bedroom	8'4 x 8'5			

Finished Floor (Main):	901 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	901 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Part			
Grand Total:	901 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

This spacious CORNER UNIT 3 BED + 2 BATH unit features a 9ft ceilings with an open concept design and Large patio! Tons of natural light throughout the home. . Modern kitchen with tons of storage and equipped with Whirlpool Stainless steel appliances. Underground Parking & locker. Fresh new paint ! Move in ready! Montrose is a brand new development located right next to the new community centre and just 1 block away from the West Coast Express, as well as Downtown Port Co where you will find various restaurants and shopping. Book your private viewing today!