

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	1	Age:	16
Lot Area:		Full Baths:	1	Zoning:	R4
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,172.45
Rear Yard Exp:		Maint. Fee:	331.95	For Tax Year:	2024
View:	No			P.I.D.:	027-482-286

Style of Home:	Ground Level Unit,Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stone,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 228
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 89, PLAN BCS2700, NEW WESTMINSTER LAND DISTRICT, DIV E; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	In Suite Laundry
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'10 x 10'9			
Main	Dining Room	10'9 x 6'10			
Main	Kitchen	8'2 x 9'0			
Main	Foyer	5'2 x 4'2			
Main	Bedroom	10'5 x 12'6			
Main	Walk-In Closet	10'8 x 3'7			

Finished Floor (Main):	593 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):	593 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	593 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

This charming ground floor unity features 1 bedroom and 1 bathroom with in suite laundry. Situated on the quieter side of the building, it offers direct access to a beautiful patio. The bright and spacious kitchen provides ample counter space. The modern complex is conveniently located downtown, offering easy access to amenities, shopping, transit, schools, and restaurants. With 2 elevators, underground parking, and on-site managers, this home is perfect for starting or expanding your real estate portfolio, or for first-time buyers looking to enter the market.