

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1990
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	34
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-3
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,606.33
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	563.94	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	017-009-715

<b>Style of Home:</b>	1 Storey,Corner Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Glass,Mixed	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	- Total Units in Strata: 27
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Hot Water,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	

<b>View:</b>	No
<b>Mgmt. Company:</b>	Korecki Real Estate Services - 604-233-7772
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 9, PLAN VAS2835, DISTRICT LOT 526, 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
<b>Amenities:</b>	Elevator,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Golf Course Nearby,Lane Access,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Amex Broadway West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'4 x 6'4			
Main	Kitchen	10'7 x 13'3			
Main	Dining Room	8'2 x 13'8			
Main	Living Room	9'7 x 13'8			
Main	Den	8'10 x 8'9			
Main	Primary Bedroom	12'0 x 17'1			
Main	Bedroom	11'10 x 9'0			

<b>Finished Floor (Main):</b>	1,366 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,366 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,366 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

KERRISDALE PARC. Beautiful, top of the line, fully renovated, 1366 SF, 2 BR, 2 full bath, bright & spacious corner unit. Renovations include stunning hard wood floors, chef's kitchen with custom wood cabinets, stainless steel appliance & rich quartz counter tops. The large primary bedroom features a luxurious spa themed ensuite bathroom. The living room includes a cozy gas fire place leading into a quiet solarium/den. The south facing covered balcony overlooks lush green trees and warm sunsets. Just steps outside along the tree lined streets there is shopping, restaurants, banks, the Kerrisdale Community Centre, Point Grey Secondary & Quilchena Elementary school. 2 Parking spots & a large locker. Proactive with recent exterior upgrade & new elevators.