

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

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

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

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