

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	19
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,257.71
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	413.40	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-398-974

<b>Style of Home:</b>	Corner Unit,End Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Brick,Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Mixed,Stone	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	129
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : PARTIAL MOUNTAIN VIEW
<b>Mgmt. Company:</b>	DWELL PROPERTY MANAGEMENT - 604-821-2999
<b>Complex / Subdiv:</b>	SUTER BROOK
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 97, PLAN BCS1470, DISTRICT LOT 233, GROUP 1, 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 V
<b>Amenities:</b>	Exercise Centre
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Greenbelt,Marina Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'3			
Main	Dining Room	11'4 x 10'5			
Main	Kitchen	10'3 x 8'11			
Main	Foyer	5'7 x 4'1			
Main	Primary Bedroom	13'10 x 10'			
Main	Bedroom	8' x 7'11			
Main	Walk-In Closet	10'3 x 4'4			

<b>Finished Floor (Main):</b>	1,000 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	5	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>	1,000 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,000 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Bright warm home with a fabulous layout. 2-bedroom, 2-patio, 2 bathroom, end corner unit that faces trees. Laminate flooring throughout, clean white walls, a freshly painted kitchen make it light & bright! New fridge, dishwasher & Hot Water Tank. Dining area has been upgraded with a sleek California Closets cabinet for an entire wall of additional hidden storage that takes up no floor space. Second bedroom has windows on 2 sides allowing extra light in. Primary bedroom hosts a large walk-through closet, 2 sides of windows & a sliding glass door for access to a private & covered patio that brings the outside in. The Living room has a walk-out patio, adding additional covered space. OPEN HOUSE Oct 26 & 27 2pm-4pm