

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	2	Age:	15
Lot Area:		Full Baths:	2	Zoning:	CD-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,309.52
Rear Yard Exp:		Maint. Fee:	705.19	For Tax Year:	2024
View:	Yes			P.I.D.:	027-925-161

Style of Home:	Corner Unit,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Concrete,Glass	Parking Access:	Rear,Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	459 - Total Units in Strata: 459
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : COURTYARD OASIS
Mgmt. Company:	Pacific Quorum - 604-685-3828
Complex / Subdiv:	ESPANA
Services Connected:	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 395 FALSE CREEK GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS3437TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator,Exercise Centre,Garden,In Suite Laundry,Pool; Indoor,Sauna/Steam Room,Swirpool/Hot Tub,Concierge
Site Influences:	Central Location,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Wine Cooler
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	8'11 x 10'3	Main	Office	5'5 x 7'8
Main	Dining Room	9'2 x 7'7	Main	Solarium	6'2 x 8'7
Main	Kitchen	10'3 x 7'9	Main	Foyer	4'2 x 4'0
Main	Primary Bedroom	9'5 x 11'2			
Main	Walk-In Closet	5'7 x 5'0			
Main	Bedroom	12'1 x 14'3			
Main	Bedroom	12'0 x 9'11			

Finished Floor (Main):	1,131 sqft	# Of Rooms:	10	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 (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,131 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,131 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

ESPANA- The iconic development that allows Short Term Rentals. This amazing 3 bedroom home has an efficient floor plan with large Bedrooms, Solarium, Home Office, In-suite storage. Lots of natural light and a world class courtyard oasis for a tranquil lifestyle. This suite is located on a quiet corner of the building with lots of privacy and serenity. Freshly painted and brand new Whirlpool appliances! Enjoy TWO parking spaces and TWO storage lockers. Resort-style amenities, including a pool, hot tub, sauna, gym, concierge, theatre, party & meeting rooms. Steps away from the Skytrain, Rogers Arena, Costco, T&T Market, Restaurants, School, and Seawall. Walk Score 98, Transit Score 100, Bike Score 96. OPEN HOUSE - Saturday, September 28th & Sunday, September 29th from 2:00 PM to 4:00 PM.