

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	1	Age:	31
Lot Area:		Full Baths:	1	Zoning:	CD146
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,592.98
Rear Yard Exp:		Maint. Fee:	275.31	For Tax Year:	2023
View:	No			P.I.D.:	017-232-694

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Red Door Management Corp
Complex / Subdiv:	Ladner Pointe
Services Connected:	Electricity,Natural Gas,Water
Legal:	STRATA LOT 85 DISTRICT LOT 116 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN NW3284 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	In Suite Laundry,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 11'0			
Main	Dining Room	12'0 x 9'0			
Main	Kitchen	12'0 x 7'0			
Main	Bedroom	8'0 x 12'0			

Finished Floor (Main):	760 sqft	# Of Rooms:	4	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):	760 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	760 sqft	# Of Pets:				

Welcome to Ladner Pointe. This 760 sqft CORNER south facing unit is clean & bright in a well kept building. Enjoy a sunny south facing patio in the summer and the warmth a gas fireplace in the winter. Building has secure parking, elevator and fitness room.