

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	1	Age:	5
Lot Area:		Full Baths:	1	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,086.79
Rear Yard Exp:		Maint. Fee:	476.21	For Tax Year:	2023
View:	No			P.I.D.:	030-806-151

Style of Home:	Penthouse,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	CITYBASE MGMT LTD. - 604-708-8998
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 113, BLOCK 5N, PLAN EPS5651, SECTION 34, RANGE 6W, MERIDIAN W6, 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
Amenities:	Air Cond./Central,Exercise Centre,In Suite Laundry,Playground
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Microwave,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Crest Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	9'4 x 13'0			
Main	Bedroom	8'6 x 8'3			
Main	Dining Room	11'9 x 3'0			
Main	Living Room	11'9 x 12'0			
Main	Kitchen	11'9 x 8'9			

Finished Floor (Main):	760 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	760 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	760 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to this bright and modern 2-bedroom, 1-bathroom apartment, built by the award-winning developer Polygon. Just 5 years old, this south-facing home is filled with natural light and overlooks a peaceful courtyard, offering a serene view. The open-concept layout features sleek finishes, high-quality appliances, and a spacious living area, ideal for relaxing or hosting friends. Located just steps from Walmart, popular restaurants, and everyday conveniences, this home offers the perfect balance of comfort and convenience. Don't miss your chance to own in this prime location!