

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1974
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	50
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RML
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,351.06
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	439.91	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	001-154-826

<b>Style of Home:</b>	Corner Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	45 - Total Units in Strata: 45
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Hot Water,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 43, PLAN NWS175, SECTION 20, TOWNSHIP 16, 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
<b>Amenities:</b>	Elevator,Shared Laundry,Workshop Attached
<b>Site Influences:</b>	
<b>Features:</b>	Dishwasher,Drapes/Window Coverings,Oven - Built In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	12'2 x 11'			
Main	Bedroom	13'2 x 9'			
Main	Living Room	13'3 x 16'4			
Main	Dining Room	8' x 10'9			
Main	Kitchen	7'7 x 11'4			

<b>Finished Floor (Main):</b>	855 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	855 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Separate Entry			
<b>Grand Total:</b>	855 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Welcome to Fir Villa! This Top Floor 2 Bed 1 Bath Corner unit has tons of natural light! Bright functional layout with a large living space. Fresh paint, New baseboards, lots of updates, flooring, bathroom, dishwasher. Private balcony located on the quiet side of the building. Hot water heat included in strata fees. Located steps away from Starbucks, Restaurants, Shopping and Public Transport.\*\* NO AGE RESTRICTIONS\*\*, Rentals allowed, Pet Friendly, New Roof just installed! Book your Private showing today this one will not last long!