

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2017
Frontage (ft):		Bathrooms:	1	Age:	7
Lot Area:		Full Baths:	1	Zoning:	C5
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,946.46
Rear Yard Exp:		Maint. Fee:	331.66	For Tax Year:	2024
View:	No			P.I.D.:	030-073-103

Style of Home:	Ground Level Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 168
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	ASSOCIA BRITISH COLUMBIA INC. - 604-591-6060
Complex / Subdiv:	La Galleria
Services Connected:	Community,Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 82, PLAN EPS3792, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Central Location,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Fireplace Insert
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford), Chamberlain Property Group (AIR)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	15'2 x 13'6			
Main	Kitchen	10'0 x 10'2			
Main	Primary Bedroom	11' x 11'7			
Main	Bedroom	6'8 x 10'			
Main	Solarium	15'3 x 11'3			

Finished Floor (Main):	968 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 (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	968 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	968 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

La Galleria by Quadra Homes: an exceptional ground level 749 sqft suite w/ 2 bdrms (2nd is large den) and 219 sqft solarium. Enjoy the year round fully usable outdoor patio w/ privacy hedges, courtyard access, & nearby guest parking. Enjoy High ceilings, custom cabinetry & hardware granite counters, s/s appliances gas range, heat pump heated bathroom floors, FP, new paint & flooring. The solarium offers year round carpet w/ retractable windows and a gas BBQ hookup NG included. Rare 2 parking spots , EV hookup, huge 7x8 storage, is pet-friendly (2 pets max, 15kg each). Rentals allowed. Close to shopping, transit, schools, and more. Luxurious amenities ie. common room & gym. Your perfect new home awaits!