

<b>Depth/Size (ft):</b>	0	<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2016
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	8
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RCL3
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,772.47
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	411.31	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-952-425

<b>Style of Home:</b>	Inside Unit,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete,Glass,Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 200
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Geothermal	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains, River & Valley
<b>Mgmt. Company:</b>	First Service Residential - 604-683-8900
<b>Complex / Subdiv:</b>	RIVER PARK PLACE I
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 115, BLOCK 4N, PLAN EPS3578, SECTION 5, RANGE 6W, 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.
<b>Amenities:</b>	Air Cond./Central,Elevator,Exercise Centre,Garden,In Suite Laundry,Recreation Center
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 11'0			
Main	Kitchen	11'0 x 8'8			
Main	Primary Bedroom	11'6 x 9'1			
Main	Den	7'0 x 6'0			

<b>Finished Floor (Main):</b>	629 sqft	<b># Of Rooms:</b>	4	<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	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	629 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	629 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to River Park Place, a gem crafted by the award-winning builder Intracorp. This elegant 629 SQFT condo is nestled in the vibrant Oval Village. Enjoy the spaciousness of this 1-bedroom and den unit, offering breathtaking views of the river and mountains. The unit comes with air conditioning, a patio, and cozy den that can accommodate a small bed! The condo boasts quartz countertops, high-end kitchen appliances, 1 parking spot, and a locker. Located in a lively and emerging neighbourhood, you'll find T&T Supermarket, coffee shops, banks, restaurants, and the Olympic Oval facilities all within walking distance. OPEN HOUSE SATURDAY/SUNDAY SEPTEMBER 28/29: 1PM-3PM!