

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2022
Frontage (ft):	Bathrooms:	2	Age:	2
Lot Area:	Full Baths:	2	Zoning:	CD-126
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,720.28
Rear Yard Exp:	Maint. Fee:	533.87	For Tax Year:	2024
View:	No		P.I.D.:	031-754-384

Style of Home:	1 Storey,Penthouse	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	40
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	AWM ALLIANCE - 604-685-3227
Complex / Subdiv:	LATIMER VILLAGE
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 77 SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS8645 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator,Garden,In Suite Laundry,Playground,Restaurant,Storage
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):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 10'	Main	Foyer	9' x 4'5
Main	Dining Room	6'3 x 10'4			
Main	Living Room	13'9 x 14'7			
Main	Primary Bedroom	16' x 10'			
Main	Walk-In Closet	12' x 6'5			
Main	Bedroom	11'8 x 11'			
Main	Den	5'7 x 5'5			

Finished Floor (Main):	1,086 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,086 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,086 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to this 1086 sq ft 2 bdrm, 2 bthrm PLUS den PENTHOUSE in desirable Latimer Village! Great open floor plan w/ living, dining area & a gorgeous contemporary kitchen w/ plenty of white cabinetry & peninsula/prep space w/ seating for 4! Quartz counters, upgraded S/S appliances including gas & built in microwave. Tons of natural light from the oversized windows making this home nice & bright! The primary retreat is well sized w/ a beautiful 4 pc ensuite & walk in closet. 1 parking w/ large storage rm conveniently located at the end of it for quick access & strata fees include gas & hot water! Located in building "F" it's the place to be w/ quick access to the vibrant rooftop patio that offers a barbeque, putting green, gardens, kids play area, stunning views, picnic tables & more!