

<b>Depth/Size (ft):</b>	strata	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2015
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	9
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-69
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,972.32
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	493.23	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-505-470

<b>Style of Home:</b>	1 Storey,Corner Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stone,Vinyl,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	108 - Total Units in Strata: 108
<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>	Baseboard,Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain
<b>Mgmt. Company:</b>	StrataWest Management - 604-904-9595
<b>Complex / Subdiv:</b>	Canyon Springs
<b>Services Connected:</b>	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 66, PLAN EPS2636, DISTRICT LOT 2022, GROUP 1, 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>	Elevator,Exercise Centre,In Suite Laundry,Storage,Wheelchair Access
<b>Site Influences:</b>	Central Location,Lane Access,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Oven - Built In,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 12'4			
Main	Dining Room	12'10 x 9'8			
Main	Kitchen	11'7 x 9'3			
Main	Primary Bedroom	10'11 x 10'6			
Main	Walk-In Closet	4'9 x 3'7			
Main	Bedroom	9'2 x 9'0			
Main	Foyer	5'10 x 3'10			

<b>Finished Floor (Main):</b>	1,024 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,024 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,024 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

SPACIOUS!!! BRIGHT!!! CORNER 2 bedroom unit at Polygon's Canyon Springs in the heart of Lynn Valley! Incredible mountain views with morning sunshine! This home is a downsizers dream, as it offers house-size living space, perfect for your larger furniture. The open concept layout features a chef size kitchen with large island that is perfect for entertaining and day-to-day life. The bedrooms are conveniently located on opposite sides of the home. 1 pk stall and 1 storage locker. Great amenities include gym, bike room, dog and bike wash. Enjoy being steps to the Lynn Valley centre, Save-on-Foods, Brown Social House, library, and much more!