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|-------------------------|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | Bedrooms: | 1 | Approx. Year Built: | 1999 |
| Frontage (ft): | Bathrooms: | 1 | Age: | 25 |
| Lot Area: | Full Baths: | 1 | Zoning: | MF |
| Flood Plain: | Half Baths: | 0 | Gross Taxes: | \$1,992.59 |
| Rear Yard Exp: | Maint. Fee: | 357.53 | For Tax Year: | 2024 |
| View: | | | P.I.D.: | 023-761-628 |

| | | | |
|-------------------------|--------------------------------|-------------------------|-----------------------------|
| Style of Home: | Upper Unit | Parking: | Total: 1 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Stucco | Parking Access: | Rear |
| Foundation: | | Parking: | Garage Underbuilding |
| Rain Screen: | | Locker: | No |
| Renovations: | Partly | Units in Dev: | - Total Units in Strata: 65 |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Baseboard,Electric,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Asphalt,Torch-On | Fixtures Leased: | No |
| Floor Finish: | Laminate | Fixtures Rmvd: | No |

View:

Mgmt. Company: Davin - 604-594-5643

Complex / Subdiv: Melrose Garden

Services Connected: Electricity,Natural Gas,Storm Sewer,Water

Legal: STRATA LOT 23 SEC 27 BLK 5 NORTH RANGE 2 WEST NEW WESTMINSTERDISTRICT STRATA PLAN LMS2791 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Club House,Elevator,In Suite Laundry

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): RE/MAX Colonial Pacific Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|------------|-------|------|------------|
| Main | Foyer | 4' x 6' | | | |
| Main | Living Room | 17' x 14'5 | | | |
| Main | Dining Room | 10' x 8' | | | |
| Main | Kitchen | 9' x 7'2 | | | |
| Main | Primary Bedroom | 13'5 x 10' | | | |

| | | | | | | |
|--------------------------------|----------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 817 sqft | # Of Rooms: | 5 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | | | |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 817 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | |
| Grand Total: | 817 sqft | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

Very clean well maintained 817 sq ft 1 bedroom condo hs fresh paint and upgraded floors. This area and neighbourhood is being totally revitalized with lots of new homes, offices and services. Half a block to transit, a 5 block flat walk to skytrain, Surrey Mall, Walmart, SFU, New Library, City Hall, Bus Loop and loads of shops and services. A great investment property or first time buyer. Very low low maintenace fee of \$357. A better alternative to renting. Available now.