

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	1	Age:	0
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:		Maint. Fee:	331.30	For Tax Year:	
View:	Yes			P.I.D.:	032-225-601

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	193 - Total Units in Strata: 193
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	

View: Yes : Unobstructed South Facing

Mgmt. Company: Duka Property Management - 778-791-8790

Complex / Subdiv: Tailor

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

Legal: STRATA LOT 122, PLAN EPS9801, DISTRICT LOT 124, 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

Amenities: Air Cond./Central,Bike Room,Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Playground,Recreation Center

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Oven - Built In

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

Listing Broker(s): Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	9'1 x 9'2			
Main	Walk-In Closet	4'9 x 5'5			
Main	Kitchen	10'5 x 11'5			
Main	Living Room	10'11 x 7'9			
Main	Dining Room	11'5 x 4'8			
Main	Foyer	4'3 x 5'9			

Finished Floor (Main):	538 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	538 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	538 sqft	# Of Pets:				

Located in the heart of Brentwood, this new Marcon-built unit offers exceptional quality and a prime central location. With easy access to Downtown, North Vancouver, Metrotown, and the Tri-Cities, commuting is a breeze. Enjoy stunning, unobstructed south-facing views from your home. Just steps from Brentwood Town Centre Station, Brentwood Mall, and Costco—enjoy unmatched convenience right outside your door!