

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	2	Age:	16
Lot Area:		Full Baths:	2	Zoning:	CD-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,082.35
Rear Yard Exp:		Maint. Fee:	478.56	For Tax Year:	2023
View:	Yes			P.I.D.:	027-502-163

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete,Frame - Metal	Covered Parking:	1
Exterior:	Concrete,Glass,Metal	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	174
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	

View:	Yes : CITY/GREENBELT
Mgmt. Company:	First Service Residential - 855-273-1967
Complex / Subdiv:	WATERCOLOURS BY POLYGON
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 24, PLAN BCS2877, 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:	Bike Room,Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Sauna/Steam Room,Storage,Swirlpool/Hot Tub,Wheelchair Access
Site Influences:	Central Location,Golf Course Nearby,Paved Road,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Sutton Group - 1st West Realty, Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'11 x 10'7			
Main	Dining Room	11'11 x 7'1			
Main	Kitchen	9'4 x 9'3			
Main	Primary Bedroom	13'7 x 9'10			
Main	Bedroom	10'8 x 10'1			
Main	Walk-In Closet	4'3 x 5'4			

Finished Floor (Main):	898 sqft	# Of Rooms:	6	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):	898 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	898 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to this spacious 2-bedroom, 2-bathroom unit located in the well-regarded Watercolours by Polygon. This bright, well-maintained home features an open-concept layout, a modern kitchen with stainless steel appliances and granite countertops, and a large northwest-facing balcony with green view of the garden courtyard. It's a quiet unit that does not face the construction site. It also includes a versatile flex space, providing extra room for work or storage, adding to the sense of space. The primary bedroom boasts a walk-in closet. Short walk to Brentwood Town Centre, SkyTrain, shopping, and dining. Amenities include a fitness center, sauna/hot tub. One parking and storage locker included. Open House: Sat, Sep 28 2-4 pm & Sun, Sep 29 2-4pm