

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	15
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-6
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,543.32
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	474.58	<b>For Tax Year:</b>	2024
<b>View:</b>			<b>P.I.D.:</b>	027-972-321

<b>Style of Home:</b>	Corner Unit,Upper Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 156
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** TRIBE

**Complex / Subdiv:** LEDGEVIEW

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

**Legal:** STRATA LOT 69, PLAN BCS3507, SECTION 14, TOWNSHIP 39, 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:** Exercise Centre,Guest Suite,In Suite Laundry,Pool; Outdoor,Recreation Center,Sauna/Steam Room,Swirlpool/Hot Tub,Wheelchair Access

**Site Influences:** Central Location,Golf Course Nearby,Recreation Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed

**Listing Broker(s):** Axford Real Estate

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'10 x 4'7	Main	Bedroom	8'11 x 9'11
Main	Primary Bedroom	12'11 x 11'1			
Main	Walk-In Closet	7'5 x 5'1			
Main	Dining Room	9'0 x 11'11			
Main	Living Room	11'0 x 11'11			
Main	Eating Area	8'4 x 9'1			
Main	Kitchen	8'6 x 9'1			

<b>Finished Floor (Main):</b>	1,054 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,054 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,054 sqft	<b># Of Pets:</b>				

This 1050 sqft, 2 bed, 2 bath, TOP FLOOR, corner unit is ideally situated near shops, golf courses, skytrain, shopping, parks, and Douglas College. Featuring an open-concept living and dining area with a cozy fireplace, gourmet kitchen with granite countertops, stainless steel appliances, and a bright eating nook. Hot water and gas for the stove included in the maintenance fee. Enjoy the convenience of a walk-in closet, 2 parking spots AND a large storage locker. Bedrooms are thoughtfully placed on opposite sides for privacy. The Whistler-inspired complex by Polygon offers a Club Facility with a pool, sauna, gym, pet grooming room, EV charging and more!