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| Depth/Size (ft): | | Bedrooms: | 1 | Approx. Year Built: | 2005 |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 19 |
| Lot Area: | | Full Baths: | 1 | Zoning: | RMW-3B |
| Flood Plain: | | Half Baths: | 1 | Gross Taxes: | \$2,117.80 |
| Rear Yard Exp: | | Maint. Fee: | 360.46 | For Tax Year: | 2024 |
| View: | Yes | | | P.I.D.: | 026-345-692 |

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|-------------------------|-------------------------|-------------------------|------------------------------|
| Style of Home: | End Unit,Upper Unit | Parking: | Total: 1 - Covered: 1 |
| Construction: | Concrete | Covered Parking: | 1 |
| Exterior: | Concrete,Glass | Parking Access: | Front |
| Foundation: | | Parking: | Garage Underbuilding |
| Rain Screen: | | Locker: | No |
| Renovations: | | Units in Dev: | - Total Units in Strata: 237 |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Electric,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Torch-On | Fixtures Leased: | No |
| Floor Finish: | Hardwood,Tile | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | Yes : Some River views |
| Mgmt. Company: | Rancho Management - 604-684-4508 |
| Complex / Subdiv: | MURANO LOFTS |
| Services Connected: | Electricity,Natural Gas,Storm Sewer,Water |
| Legal: | STRATA LOT 35, PLAN BCS1347, DISTRICT LOT 2239, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF DOCK SQUARE; 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,Exercise Centre,Guest Suite,In Suite Laundry |
| Site Influences: | Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby,Waterfront Property |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Free Stand F/P or Wdstove |
| Bylaw Restrict: | Pets Allowed,Rentals Allowed,Smoking Restrictions |
| Listing Broker(s): | RE/MAX Colonial Pacific Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main | Foyer | 3' x 7' | | | |
| Main | Living Room | 16'3 x 13' | | | |
| Main | Kitchen | 8'6 x 12'10 | | | |
| Main | Storage | 5' x 3' | | | |
| Above | Primary Bedroom | 13' x 12'6 | | | |

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|--------------------------------|----------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 411 sqft | # Of Rooms: | 5 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 300 sqft | # Of Kitchens: | 1 | Main | 2 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Above | 4 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 711 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | |
| Grand Total: | 711 sqft | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

City living at it's finest. Murano Lofts. This 1 bedroom 1.5 Bathroom 2 storey condo has fabulous views thru 20 ft windows with loads of natural light. A great living space on the main floor with stand alone fireplace, hardwood flooring, granite counters, s/s appliances gives this home a great vibe. The loft features the large primary bedroom and ensuite. Walk the Quay around the Fraser River just feet from your front door. The surrounding complex features Venice style fountains and waterways that makes this place unique. Dog park, Gym, guest suite, bike room, caretaker are some of the added features and benefits. Short walk to Skytrain, shops, services & lots of entertainment.

