

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1976
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	48
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RML
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,194.55
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	424.55	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	001-376-276

<b>Style of Home:</b>	Inside Unit,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Open,Visitor Parking
<b>Rain Screen:</b>	No	<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	60 - Total Units in Strata: 60
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Hot Water,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mt. Baker
<b>Mgmt. Company:</b>	Pacific Quorum Properties
<b>Complex / Subdiv:</b>	Parkview Estates
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Septic,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 42, PLAN NWS493, PART W1/2, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Club House,Elevator,Recreation Center,Sauna/Steam Room,Shared Laundry,Storage
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Dishwasher,Microwave,Refrigerator,Stove
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
<b>Listing Broker(s):</b>	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 11'9			
Main	Kitchen	10'7 x 7'8			
Main	Dining Room	9'1 x 8'			
Main	Primary Bedroom	13'9 x 10'9			
Main	Bedroom	13'10 x 9'2			
Main	Foyer	3'9 x 4'1			

<b>Finished Floor (Main):</b>	892 sqft	<b># Of Rooms:</b>	6	<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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	892 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	892 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: No			

Location Alert! Walkable access to coffee shops, multiple grocery stores, library, art gallery, city center, and restaurants. Public transit close by and good freeway access. High vaulted ceilings with skylight windows and southern exposure give the unit a bright and spacious feel. Top floor unit with large bedrooms. Supersized storage down the hall. Enjoy Mt. Baker view from your patio. Affordable for first time buyer opportunity of investor.