

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):	Bathrooms:	2	Age:	31
Lot Area:	Full Baths:	2	Zoning:	RM45
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,539.47
Rear Yard Exp:	Maint. Fee:	425.59	For Tax Year:	2024
View:			P.I.D.:	017-712-254

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete,Concrete Frame	Covered Parking:	1
Exterior:	Brick,Metal,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Propane	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	
Mgmt. Company:	Houghton Realty Property Mgmnt - 604-576-2141
Complex / Subdiv:	Highpoint Gardens
Services Connected:	Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 25 OF SECTION 32 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT STRATA PLAN LMS282 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Exercise Centre,Pool; Outdoor,Swirlpool/Hot Tub
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'5 x 10'6	Main	Laundry	7'3 x 5'1
Main	Primary Bedroom	12'11 x 18'2			
Main	Dining Room	14'1 x 9'3			
Main	Living Room	16'11 x 14'2			
Main	Kitchen	9'9 x 9'4			
Main	Eating Area	7'3 x 12'9			
Main	Bedroom	16'10 x 10'1			

Finished Floor (Main):	1,369 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,369 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,369 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

CONCRETE LOW RISE. Ground floor corner unit, Wrap around windows with massive fully fenced 679 sqft garden patio. Bright and spacious with 1369 sq.ft. of living space. Large living dining room with gas fireplace and wood mantle. Kitchen with eating area. 2 oversized bedrooms, primary is 18 x 13 with bay window and ensuite with walk in shower second bedroom 16,10 x 10 Call today for your private showing.