

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

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

<b>Finished Floor (Main):</b>	1,369 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	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,369 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,369 sqft	<b># Of Pets:</b>	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.