

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	2	Age:	18
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,389.73
Rear Yard Exp:		Maint. Fee:	503.88	For Tax Year:	2024
View:	No			P.I.D.:	026-737-825

Style of Home:	Ground Level Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Paciific Quorum Properties Inc - 604-854-1734
Complex / Subdiv:	Esprit
Services Connected:	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 67, PLAN BCS1941, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Central Location
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Sutton Premier Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'9 x 5'6	Main	Laundry	4' x 4'
Main	Kitchen	9' x 7'9			
Main	Dining Room	7'5 x 10'10			
Main	Living Room	15'8 x 13'8			
Main	Primary Bedroom	11'6 x 12'4			
Main	Walk-In Closet	6'9 x 4'1			
Main	Bedroom	8'7 x 10'11			

Finished Floor (Main):	959 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	959 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	959 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Great TWO bedroom, TWO bath ground level unit at "The Esprit". Super clean and updated and only need to move in. Open from kitchen to living area. Patio area with room for furniture, barbeques. Storage locker located on same floor . TWO parking spaces. Quiet location and central to everything with quick access to main routes. Willowbrook mall only minutes away. Unique floor plan with access to a patio. Priced to sell!