

Depth/Size (ft):	0	Bedrooms:	2	Approx. Year Built:	1998
Frontage (ft):		Bathrooms:	2	Age:	26
Lot Area:		Full Baths:	2	Zoning:	ZLR8
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,113.00
Rear Yard Exp:		Maint. Fee:	510.00	For Tax Year:	2023
View:	Yes			P.I.D.:	024-310-531

Style of Home:	1 Storey,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Completely	Units in Dev:	106 - Total Units in Strata: 106
# 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:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	No

View:	Yes : MARINA / RIVER
Mgmt. Company:	Tribe Managment Inc. - 604-635-5000
Complex / Subdiv:	
Services Connected:	Community
Legal:	STRATA LOT 84, BLOCK 3N, PLAN LMS3146, SECTION 12, RANGE 7W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Bike Room,Club House,Elevator,In Suite Laundry,Wheelchair Access
Site Influences:	Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrictions
Listing Broker(s):	RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 11'5			
Main	Dining Room	11'5 x 6'2			
Main	Kitchen	10' x 8'			
Main	Pantry	6' x 6'			
Main	Primary Bedroom	12' x 10'4			
Main	Bedroom	9'2 x 9'2			
Main	Den	9'1 x 9'0			

Finished Floor (Main):	904 sqft	# Of Rooms:	7	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):	904 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	904 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

A perfect 10!!!! In Nautica South. Just move-in this bright, beautifully kept updated condo that gives you the "Quiet Lifestyle" you have been looking for. Spacious 2 bedroom, 2 bathroom with a large Den at 904SF overlooking the stunning Marina/Water. Incudes full laundry/pantry/storage, H/W floors and S/S appliances. The gas F/P heats up the entire home and creates an atmosphere for those cold months in winter. Sunny south facing balcony, 2 parking stalls, lush gardens with serene water features throughout the property, within walking distance to Steveston Village and a short stroll to local cafes, bakery, restaurants, transit and the Steveston Boardwalk. Call now to view! THIS DEFINITELY WILL NOT LAST.