

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	1	Age:	15
Lot Area:		Full Baths:	1	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,610.83
Rear Yard Exp:		Maint. Fee:	371.43	For Tax Year:	2024
View:				P.I.D.:	027-982-661

Style of Home:	Ground Level Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	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:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company: Quay Pacific Property Mgmt - 604-521-0876

Complex / Subdiv: Tamarind

Services Connected: Electricity,Sanitary Sewer,Water

Legal: STRATA LOT 114, PLAN BCS3397, SECTION 25, TOWNSHIP 13, 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: Bike Room,Elevator,In Suite Laundry,Storage,Wheelchair Access

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 10'0			
Main	Foyer	10'0 x 7'0			
Main	Kitchen	8'0 x 7'4			
Main	Dining Room	9'0 x 8'4			
Main	Primary Bedroom	12'10 x 10'0			
Main	Bedroom	10'0 x 7'8			

Finished Floor (Main):	702 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	702 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	702 sqft	# Of Pets:				

Location! Location! Investors or owners! Ground floor corner unit w/ level walk out deck and private Backyard green space! This stunning bright 2 bedroom, 1 bathroom S/E Corner Unit located in Tamarind Westside is Fully renovated, bright and clean with newer appliances, h/w tank flooring, paint, updated fixtures, carpets and a fireplace! Five minutes to High Street, transit - Hwy 1 and shopping! Pet (dog) friendly - walk out East facing patio facing private green space!!