

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	1973
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	51
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM-2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,410.96
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	528.70	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	001-117-599

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Stucco,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	42 - Total Units in Strata: 42
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Pacific Quorum - 604-359-3031
<b>Complex / Subdiv:</b>	Westmount Arms
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 33, SUB BLOCK 3, PLAN NWS93, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 11, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Elevator,Shared Laundry,Storage
<b>Site Influences:</b>	Central Location,Paved Road,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Refrigerator,Stove
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 18'7			
Main	Dining Room	6'6 x 7'7			
Main	Kitchen	6'2 x 7'1			
Main	Foyer	3'6 x 7'4			
Main	Bedroom	10'1 x 11'10			
Main	Bar Room	5'1 x 3'			

<b>Finished Floor (Main):</b>	627 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	627 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	627 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

THE SAPPERS WERE HERE! Stunning custom remodeled unit in well managed "Westmount Arms" building in desirable Sapperton location. Steps to Starbucks, Royal Columbian Hospital, Skytrain, Sapperton Park and Save-On Foods. One bedroom, one bathroom, plus super cute coffee bar. Large covered deck enjoys South exposure. Secure underground parking and storage locker. Strata fee includes heat and hot water. Custom upgrades: New lighting, 5-piece bathroom with double vanity. New wood floors throughout., new tile in bathroom and kitchen. New kitchen cabinets, butcher block counters, and newer appliances. Pet friendly building (no size restriction on dogs). Perfect for investors, first time buyers, or down-sizers. BUY NOW!