

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2019
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	5
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RML
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,349.12
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	331.43	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	027-982-441

<b>Style of Home:</b>	Ground Level Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Stone,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	- Total Units in Strata: 188
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Quay Pacific - 604-371-2208
<b>Complex / Subdiv:</b>	Tamarind
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 92, PLAN BCS3397, SECTION25 TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN
<b>Amenities:</b>	Elevator,In Suite Laundry,Storage
<b>Site Influences:</b>	Golf Course Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Greyfriars Realty Ltd., Greyfriars Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'6 x 12'10			
Main	Dining Room	14'2 x 7'9			
Main	Foyer	3'11 x 5'5			
Main	Kitchen	7'7 x 8'13			
Main	Laundry	5'2 x 6'0			
Main	Primary Bedroom	8'11 x 14'6			
Main	Walk-In Closet	5'2 x 3'11			

<b>Finished Floor (Main):</b>	631 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<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>	631 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	631 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Excellent affordable opportunity for 1st time home buyers or Investors. Renovated 1 Bedroom, 1 Bathroom Ground Level Condo at Tamarind. Spotless Kitchen with Granite Countertops and Bar, In Suite Laundry and Pantry. Living room has an Electric fireplace and open floor plan. Located within walking distance from the High Street Shopping & Entertainment district and minutes to Highway 1. Pets and rentals allowed. Unit comes with parking and storage.

