

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2021
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	3
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM4S
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,880.29
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	389.78	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	031-256-856

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	510 - Total Units in Strata: 221
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain and City
<b>Mgmt. Company:</b>	TRIBE MANAGEMENT INC. - 604-343-2601
<b>Complex / Subdiv:</b>	Starling at Lumina
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer
<b>Legal:</b>	STRATA LOT 322 DISTRICT LOT 124 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS6882 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Air Cond./Central,Bike Room,Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Playground,Storage,Concierge
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	Pets Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'7 x 6'2			
Main	Den	6'7 x 5'0			
Main	Kitchen	7'11 x 7'8			
Main	Dining Room	6'5 x 5'5			
Main	Living Room	11'6 x 7'2			
Main	Bedroom	9'8 x 11'10			

<b>Finished Floor (Main):</b>	634 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	3	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>	634 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	634 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Spacious one bedroom + den at Starling LUMINA Brentwood! Modern luxury with south facing city views, this unit offers new laminate flooring & paint, brand new washer, dryer and microwave, Bosch kitchen appliances, quartz countertops, custom closets and air conditioning all in EXCELLENT condition. Lumina provides a community where you can enjoy a 24 hour concierge, fitness facility, meeting room, lounge, BBQ area, outdoor theatre, dog run, garden plots, kids play area and yoga room. Located in the heart of Brentwood with easy commuting and close to Amazing Brentwood, Whole Foods, restaurants, Sky Train, schools. QUICK possession possible. Book your private showing today!