

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	1	Age:	33
Lot Area:		Full Baths:	1	Zoning:	APT
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,579.63
Rear Yard Exp:		Maint. Fee:	475.57	For Tax Year:	2022
View:	Yes			P.I.D.:	016-882-636

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Brick,Mixed,Stucco	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Heat Pump	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : MOUNTAIN
Mgmt. Company:	ASCENT MANAGEMENT
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 23, PLAN NWS3407, DISTRICT LOT 9, 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 OR V, AS APPROPRIATE
Amenities:	Elevator,Garden,Pool; Indoor,Pool; Outdoor,Sauna/Steam Room,Swirlpool/Hot Tub
Site Influences:	Central Location,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Sprinkler - Fire,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	16'9 x 11'4			
Main	Walk-In Closet	5'6 x 8'8			
Main	Dining Room	11'8 x 8'5			
Main	Storage	11'11 x 3'4			
Main	Kitchen	10'6 x 7'1			
Main	Living Room	12'2 x 14'1			

Finished Floor (Main):	917 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):	917 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	917 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to this spacious 917 sq. ft. 1-bedroom condo, perfectly located steps from the Burquitlam SkyTrain station. This bright, open floor plan features a cozy fireplace and updated floors throughout, giving the space a fresh feel. The large primary bedroom includes a generously sized walk-in closet, offering ample storage. You'll also enjoy the convenience of in-suite storage and an additional dedicated storage space. Fees include gas and hot water, plus amazing amenities like indoor/outdoor pools, hot tub, and sauna. Close to BBY Mountain, SFU, shops, fitness, and easy freeway access. Don't miss this opportunity!