

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2020
Frontage (ft):		Bathrooms:	2	Age:	4
Lot Area:		Full Baths:	2	Zoning:	APT
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,999.73
Rear Yard Exp:		Maint. Fee:	388.12	For Tax Year:	2022
View:	Yes			P.I.D.:	031-215-190

Style of Home:	Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Brick,Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Forced Air	Property Disc:	No
Outdoor Area:	Balcony(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	Yes : MOUNTAINS
Mgmt. Company:	FRASER PROPERTY MANAGEMENT - 604-466-7021
Complex / Subdiv:	BRICKWATER VILLAGE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 44, PLAN EPS4632, DISTRICT LOT 401, GROUP 1, 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 V
Amenities:	Air Cond./Central,Bike Room,Elevator,Garden,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Central Location,Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Intercom
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Sabre Realty Group

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'			
Main	Dining Room	10'7 x 8'			
Main	Kitchen	17' x 11'			
Main	Primary Bedroom	13'6 x 10'			
Main	Bedroom	12'6 x 10'6			

Finished Floor (Main):	1,069 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,069 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,069 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Outstanding Brickwater Development by Falcon Homes. Immaculately appointed 2 Bed and 2 Bath home with bright spacious rooms, fantastic quality finishing, S/S appliances, Quartz countertops, gas cooktop, deluxe cabinetry, wide plank flooring & tons of storage with awesome kitchen for the chef in the family. Nice sized bedrooms with large closets. Air Conditioned, with nice views from large balcony and roof top deck. Fantastic location close to everything - shops, restaurants, schools, transit, recreation, minutes to West Coast Express, Golden Ears Bridge, Alouette lake and so much more. Bonus 2 parking and 2 storage. This immaculate home comes with 2-5-10 warranty for worry free living.