

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1988
Frontage (ft):		Bathrooms:	2	Age:	36
Lot Area:		Full Baths:	2	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,264.77
Rear Yard Exp:		Maint. Fee:	444.82	For Tax Year:	2024
View:	Yes			P.I.D.:	010-669-418

Style of Home:	Corner Unit,Penthouse	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	No
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Metal,Torch-On	Fixtures Leased:	No
Floor Finish:	Concrete,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	Yes : Mt Baker
Mgmt. Company:	Homelife Property Mgt
Complex / Subdiv:	Royal Court
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA PLAN NW2756, STRATA LOT 51, SECTION 19, TOWNSHIP 16, NEW WESTMINSTER DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,In Suite Laundry,Recreation Center,Workshop Attached
Site Influences:	Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer/Dryer,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Refrigerator,Stove
Bylaw Restrict:	Age Restrictions,Pets Not Allowed,Rentals Allowed
Listing Broker(s):	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 12'2			
Main	Dining Room	11' x 9'			
Main	Kitchen	14' x 11'8			
Main	Primary Bedroom	12'11 x 11'4			
Main	Bedroom	10'7 x 8'10			
Main	Laundry	10' x 6'			

Finished Floor (Main):	1,048 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,048 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,048 sqft	# Of Pets:	Cats: No, Dogs: No			

TOP FLOOR Penthouse style CORNER UNIT in the popular Royal Court. Great floorplan with generous square footage. HIGH VAULTED CEILING in Living Room with sliders out to the sundeck. Spacious kitchen with window that gives a Mt Baker view and room enough for breakfast nook. Primary Bdrm has a 3 piece ensuite and 2 closets. Good sized laundry room with space for storage. Additional storage locker just down the hall. Recreation center has pool table, shuffle board, kitchen and workshop. Convenient location close to shopping, church and the multitude of services at Clearbrook Golden Age Society in Garden Park Tower. Mtce fee covers heat & hot water. Ages 55+ welcome. Available for immediate occupancy.