

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	2	Age:	14
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,372.11
Rear Yard Exp:		Maint. Fee:	456.38	For Tax Year:	2024
View:	No			P.I.D.:	028-083-016

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	473 - Total Units in Strata: 473
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	First Service Residential - 855-683-8900
Complex / Subdiv:	Waterstone
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 14 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3648 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.
Amenities:	Club House,Elevator,Exercise Centre,In Suite Laundry,Pool; Indoor,Recreation Center,Sauna/Steam Room,Storage,Swirlpool/Hot Tub,Wheelchair Access
Site Influences:	Central Location,Paved Road,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'7 x 8'9			
Main	Dining Room	13'1 x 6'2			
Main	Living Room	13'1 x 12'11			
Main	Primary Bedroom	12'1 x 13'0			
Main	Walk-In Closet	4'6 x 9'0			
Main	Bedroom	9'1 x 11'4			
Main	Foyer	3'10 x 3'7			

Finished Floor (Main):	920 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	920 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	920 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Immaculate GROUND LEVEL CORNER UNIT in resort-style Waterstone! This stunning 2 Bed, 2 Bath home features an open floor plan w/ bedrooms on opposite sides for total privacy. User-friendly kitchen includes tons of storage & counter space, stainless appliances, granite countertop, & large island. Spacious Primary Bedroom has large walk-in closet w/ new organizers, 3 pc ensuite w/ walk-in shower, & opens to the private patio. 2nd spacious bedroom & another full bath with deep soaker tub & laundry. Charming & very private patio provides 2nd walk-in entrance from street level. Two Storage Lockers! Exceptional clubhouse with gym, indoor pool, hot tub, sauna steam room, theatre & billiards! Steps from restaurants & transit, this home is special! Open house Oct 5, 11:30-1:30 & Oct 6, 1-3