

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	0	<b>Approx. Year Built:</b>	1972
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	52
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$651.86
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	250.70	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	001-074-288

<b>Style of Home:</b>	Inside Unit,Penthouse	<b>Parking:</b>	Total: 1 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Open,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	- Total Units in Strata: 84
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	None	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Korecki
<b>Complex / Subdiv:</b>	Sun God Villa
<b>Services Connected:</b>	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 78, PLAN NWS57, SECTION 25, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Elevator,Exercise Centre,In Suite Laundry,Pool; Outdoor,Shared Laundry,Storage,Wheelchair Access
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Clothes Washer,Drapes/Window Coverings,Refrigerator,Stove
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'4 x 3'0			
Main	Living Room	15'11 x 14'9			
Main	Kitchen	7'6 x 5'7			

<b>Finished Floor (Main):</b>	465 sqft	<b># Of Rooms:</b>	3	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<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>	465 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	465 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: No			

Affordable living in a desirable Delta location, close to everything—transit, shopping, restaurants, seniors center, local pub, and parks. This fully renovated penthouse studio condo offers abundant natural light, in-suite laundry with shared laundry access, and a private storage locker right next to the unit. The gated, well-maintained building features an outdoor pool, recent roof and plumbing upgrades, and upcoming exterior painting. Low strata fees include heat. Enhanced security with cameras and a cell phone-linked intercom system. Cat-friendly and in a prime location for convenience and lifestyle!