

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1999
Frontage (ft):		Bathrooms:	1	Age:	25
Lot Area:		Full Baths:	1	Zoning:	C3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,262.50
Rear Yard Exp:		Maint. Fee:	345.99	For Tax Year:	2024
View:	No			P.I.D.:	024-524-891

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
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:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	ASSOCIA - 604-591-6060
Complex / Subdiv:	SONRISA
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 130, PLAN LMS3199, DISTRICT LOT 190, 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 1
Amenities:	Bike Room,Club House,Elevator,Exercise Centre,In Suite Laundry,Pool; Indoor,Recreation Center,Storage,Swirlpool/Hot Tub
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Sabre Realty Group

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'4 x 8'2			
Main	Living Room	11'6 x 11'7			
Main	Dining Room	11'7 x 9'6			
Main	Primary Bedroom	13'11 x 9'2			
Main	Den	10' x 9'6			

Finished Floor (Main):	855 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	855 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	855 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Step into this stunning ground-level condo, offering 1 bedroom and a den that could easily serve as a second bedroom. The highlight of this home is the oversized nearly 600 sq. ft. patio, providing ample space for outdoor lounging and entertainment. The kitchen features modern stainless steel appliances, and the building's ideal location ensures easy access to the SkyTrain, connecting you to Vancouver, Port Moody's Rocky Point, vibrant breweries, restaurants, and shopping. Residents enjoy fantastic amenities, including an indoor pool, hot tub, sauna and gym, all designed for comfort and relaxation. A perfect blend of style and convenience!