

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	2	Age:	3
Lot Area:		Full Baths:	2	Zoning:	CD10
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:		Maint. Fee:	435.96	For Tax Year:	2024
View:	Yes			P.I.D.:	903-031-507

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	98 - Total Units in Strata: 49
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Electric,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	HLA Property Management
Complex / Subdiv:	Skynest
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	UNIT 7 WITHIN LOT 350 CLSR 111018 TZEACHTEN #13
Amenities:	Air Cond./Central,Club House,Elevator,Guest Suite,In Suite Laundry,Storage
Site Influences:	Adult Oriented,Central Location,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Microwave,Vacuum - Built In
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'2 x 14'5			
Main	Kitchen	15'5 x 9'			
Main	Dining Room	12'5 x 16'11			
Main	Den	8'8 x 9'7			
Main	Primary Bedroom	12' x 11'1			
Main	Bedroom	9'8 x 12'3			
Main	Walk-In Closet	12' x 4'8			

Finished Floor (Main):	1,551 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):	1,551 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,551 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Here's your opportunity to own one of the most sought-after floor plans at Skynest Phase 1!! PLUS, large private YARD for all your outdoor entertaining. Age 45+, built with the retiree lifestyle in mind, offering a luxurious contemporary design and modern amenities for an upscale living experience. This incredible 1551 sq ft condo has it all; 9 ft ceilings with oversized windows and massive 556 sq ft wrap around covered deck, and a fenced yard. Large open interior space, double sided fireplace, Silestone quartz counter tops, upgraded appliances with gas range, French Grey shaker style cabinets, pantry with roll out shelves, vinyl flooring throughout. Condo comes with 2 parking stalls and 2 storage . Clubhouse with roof top patio and guest suites. Skynest is pet friendly with a dog run area