

Depth/Size (ft):		Bedrooms:	0	Approx. Year Built:	1984
Frontage (ft):		Bathrooms:	1	Age:	40
Lot Area:		Full Baths:	1	Zoning:	C-2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$807.71
Rear Yard Exp:		Maint. Fee:	143.39	For Tax Year:	2024
View:	Yes			P.I.D.:	000-750-948

Style of Home:	End Unit,Bachelor/Studio	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl	Parking Access:	Side
Foundation:		Parking:	Open
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	32 - Total Units in Strata: 35
# of Fireplaces:	0 - Fuel:	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:	Torch-On	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum	Fixtures Rmvd:	No

View:	Yes : Harrison Lake & Mountains
Mgmt. Company:	Eagle Business Services
Complex / Subdiv:	
Services Connected:	Storm Sewer,Water
Legal:	STRATA LOT 6, PLAN NWS2167, SECTION 13, TOWNSHIP 4, RANGE 29, MERIDIAN W6, 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,Shared Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Drapes/Window Coverings,Microwave,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Other	15' x 20'			

Finished Floor (Main):	310 sqft	# Of Rooms:	1	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	0	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	310 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	310 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Great Affordable Investment Opportunity! Harrison on the Lake is ready for you! This studio style apartment is the only unit whose door opens onto the front ground level patio, from which you can enjoy your breakfast or take in views of the lake and mountains. Shopping, restaurants, coffee shops and more are all just steps away. New kitchen and bathroom, new vinyl plank flooring, paint and fixtures make this unit ready to go. Rent it out or Air B & B it with the C-2 Zoning in place. Bright natural light and it stays cool in the summer months because it's north facing. The strata fees are \$143.39 and owners are allowed 1 dog or 1 cat. Easy to view, call me today!