

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	2	Age:	28
Lot Area:		Full Baths:	2	Zoning:	TC
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,201.00
Rear Yard Exp:		Maint. Fee:	495.00	For Tax Year:	2023
View:	No			P.I.D.:	023-669-381

Style of Home:	Penthouse	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	- Total Units in Strata: 68
# of Fireplaces:	1 - Fuel: Gas - Propane	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	PROFILE PROPERTIES LTD - 604-464-7548
Complex / Subdiv:	EDGE PARK MANOR
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	PL LMS1934 LT 125 BLK 6 LD 36 SEC 36 RNG 1E MER E. MERIDIAN ECM, PHASE 3 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.
Amenities:	Bike Room,Elevator,Exercise Centre,In Suite Laundry,Storage,Swirlpool/Hot Tub
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 14'6	Main	Foyer	7'11 x 5'0
Main	Dining Room	11'6 x 9'4			
Main	Kitchen	9'0 x 10'0			
Main	Den	9'0 x 8'0			
Main	Primary Bedroom	13'9 x 11'1			
Main	Bedroom	9'5 x 13'9			
Main	Storage	4'6 x 5'6			

Finished Floor (Main):	1,196 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,196 sqft	Basement:	Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,196 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to Edgepark Manor! This 2 bedroom plus den Penthouse boasts one of the largest floorplans in the complex at nearly 1200 square feet. Very spacious and open layout. 2 generously sized bedrooms, both with access to deck. Plenty of natural light with vaulted ceilings in living room, skylight and large windows. Updates include: laminate flooring and paint throughout, bathrooms, kitchen counter and backsplash. Enjoy everything Pitt Meadows has to offer, steps away from shopping, coffee shops, Foamers' Folly, restaurants, parks and more. Short walk for commuters to West Coast Express and minutes to Golden Ears Bridge and Mary Hill Bypass. The unit comes with 2 parking stalls, 1 storage locker and pets are allowed. Book your showing today!