

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2015
Frontage (ft):		Bathrooms:	1	Age:	9
Lot Area:		Full Baths:	1	Zoning:	CRM
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,756.77
Rear Yard Exp:	Northeast	Maint. Fee:	275.28	For Tax Year:	2024
View:				P.I.D.:	029-676-878

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	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,Tile	Fixtures Rmvd:	No

View:

Mgmt. Company: Fraser PM - 604-466-7021

Complex / Subdiv: Reflections on the River

Services Connected: Electricity,Natural Gas,Water

Legal: STRATA LOT 27, PLAN EPS2160, DISTRICT LOT 398, 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 V

Amenities: Bike Room,Elevator,Garden,In Suite Laundry,Storage

Site Influences: Central Location,Recreation Nearby,Shopping Nearby,Waterfront Property

Features: ClthWsh/Dryr/Frdg/Stve/DW,Microwave

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Oneflatfee.ca, Oneflatfee.ca

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 10'6			
Main	Primary Bedroom	9'10 x 10'1			
Main	Kitchen	8'2 x 8'2			

Finished Floor (Main):	450 sqft	# Of Rooms:	3	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	450 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	450 sqft	# Of Pets:	2 -			

Welcome to luxury living at its finest, by the renowned "Falcon Homes." 1 bdrm condo located in Historic Waterfront boutique community on the Fraser River, next to Billy Minor Pub and across rd from tourist attraction Port Haney Wharf where you can take a relaxing stroll or watch the fishing boats go by. The West Coast Express and buses are a few steps away, commuting to Downtown Vancouver is a breeze. This unit boasts superior finishings, gas stove & appliances, full size W/D. Oversized windows, laminate flooring throughout, Quartz countertops. 1 car parking is wide w/ an adjacent secure concrete storage w/ an outlet for a small freezer. Gated outdoor private area for guest & view. Str Incl Internet & basic cbl. Plans by city underway for future tourist attractions. Short walk to shops!