

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	1	Age:	15
Lot Area:		Full Baths:	1	Zoning:	R6
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,503.75
Rear Yard Exp:		Maint. Fee:	450.88	For Tax Year:	2024
View:	Yes			P.I.D.:	027-930-106

Style of Home:	1 Storey,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Brick,Metal,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	22 - Total Units in Strata: 22
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mountain View
Mgmt. Company:	Homelife Property Management - 604-858-7368
Complex / Subdiv:	Aspen Grove
Services Connected:	Community,Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 3, PLAN BCS3449, 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, DIV A
Amenities:	Air Cond./Central,Elevator,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'7 x 5'3			
Main	Kitchen	9'10 x 8'7			
Main	Dining Room	12'1 x 10'1			
Main	Living Room	13'4 x 12'1			
Main	Primary Bedroom	12'9 x 10'10			
Main	Den	10'4 x 7'5			

Finished Floor (Main):	819 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	819 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	819 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to this sophisticated 1-bedroom + den ground-floor unit, featuring elegant crown moldings, and a gourmet kitchen with granite countertops, stainless steel appliances, and air conditioning. Natural light floods the space, creating a bright and inviting ambiance. Enjoy the serene garden patio surrounded by greenery. Centrally located near shopping and recreation, the standout feature is the breathtaking view of Mount Cheam. This secure, well-maintained building, with no age restrictions and video entry, offers a perfect home for investors or small families. Just a short walk to all amenities and District 1881!