

Depth/Size (ft):	0.0	Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	31
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,824.54
Rear Yard Exp:	Southwest	Maint. Fee:	416.29	For Tax Year:	2024
View:	Yes			P.I.D.:	018-485-626

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Single,Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 337
# of Fireplaces:	1 - Fuel: Gas - Natural	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:	Other	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mt Baker to Van,imm greenspace
Mgmt. Company:	Siegle Properties - 604-207-2000
Complex / Subdiv:	STRATHMORE TOWERS
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 43, PLAN LMS1101, DISTRICT LOT 2, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 4 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:	Elevator,In Suite Laundry,Pool; Outdoor,Swirlpool/Hot Tub,Tennis Court(s)
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Evergreen West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 11'10			
Main	Dining Room	9'3 x 6'5			
Main	Kitchen	7'6 x 9'			
Main	Nook	7' x 8'4			
Main	Primary Bedroom	13'1 x 10'8			
Main	Bedroom	9'3 x 10'6			

Finished Floor (Main):	974 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	Main	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	974 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	974 sqft	# Of Pets:				

Super conveniently located 2-bed, 2-bath SW corner unit with views spanning from downtown Vancouver to Mount Baker. Nearly 1000 s.f. of practical living space with plenty of natural light, which can also be blocked out by the blackout roman shades in the MBR to allow you to sleep in on weekend mornings. SFU is minutes away, and abundant shopping and dining options are just steps away at Lougheed Town Centre & Skytrain station, making car-free living easy, though a generously sized underground parking spot is also included, along with a storage locker. The updated kitchen is bright & modern w/ SS appliances. The gas F/P provides all necessary heating. Re-piping & roofing were done. Amenities also incl an o/d pool, tennis court, gym, hot tub & sauna. Move-in ready, easy to show.