

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	1	Age:	15
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,172.46
Rear Yard Exp:		Maint. Fee:	444.20	For Tax Year:	2024
View:	Yes			P.I.D.:	028-027-469

Style of Home:	Inside Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed,Wood	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	88 - Total Units in Strata: 88
# of Fireplaces:	1 - Fuel: Electric	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:	Mixed,Other,Carpet	Fixtures Rmvd:	No

View:	Yes : COURTYARD
Mgmt. Company:	Houghton Property Management
Complex / Subdiv:	HIGH STREET
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 4, PLAN BCS3569, SECTION 22, TOWNSHIP 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:	Club House,Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Team 3000 Realty Ltd.

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

Finished Floor (Main):	781 sqft	# Of Rooms:	5	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):	781 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	781 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to your new home! Come and check out this 1bed+den & 1 bath unit positioned on the east and quiet side of the building, facing the peaceful courtyard. Great finishes throughout, including quartz counter tops, stainless appliances, under cabinet lighting, tile floors in kitchen & bath, along with new engineered hardwood flooring in the living space and newer carpet in the bedroom. Situated in a great community: South point; Walking distance to boutique shops, coffee shops, restaurants such as Cactus & Milestones and grocery stores making it ultra convenient. The building itself offers an exercise room and amenities room, as well as a spacious courtyard with BBQ area and firepit, great for connecting with neighbors or having get togethers. Don't miss this fantastic opportunity