

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

<b>Style of Home:</b>	Inside Unit,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Mixed,Wood	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	88 - Total Units in Strata: 88
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed,Other,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : COURTYARD
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	HIGH STREET
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	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
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Storage
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	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			

<b>Finished Floor (Main):</b>	781 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	781 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	781 sqft	<b>Beds In Bsmt:</b>	0 / 1			
		<b># Of Pets:</b>	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