

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	3	Age:	5
Lot Area:		Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,292.81
Rear Yard Exp:	East	Maint. Fee:	835.73	For Tax Year:	2024
View:	Yes			P.I.D.:	030-861-098

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Concrete	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Easy City View
Mgmt. Company:	
Complex / Subdiv:	The Kirkland
Services Connected:	Electricity,Natural Gas,Water
Legal:	STRATA LOT 9, BLOCK 2, PLAN EPS6034, DISTRICT LOT 526, 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:	In Suite Laundry,Storage
Site Influences:	Central Location,Private Setting,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX City Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'3 x 7'1	Main	Bedroom	10'11 x 10'6
Main	Kitchen	10'7 x 8'8	Main	Bedroom	10'1 x 10'
Main	Dining Room	7'1 x 12'2	Main	Other	22'6 x 6'10
Main	Office	8'3 x 6'11			
Main	Living Room	12'5 x 21'7			
Main	Primary Bedroom	12'1 x 17'1			
Main	Walk-In Closet	6'4 x 6'8			

Finished Floor (Main):	1,517 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	4	Yes
Finished Floor (Total):	1,517 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,517 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

The Kirkland is a refined collection of 20 boutique concrete homes in the vibrant heart of Kerrisdale. The essence of contemporary luxury, a blend of stately tradition & modern urban elegance. The grand New York-style lobby welcomes you home in style, while meticulously detailed kitchens are finished with beautifully integrated European appliances. This beautiful 3 bedroom, 2.5 bathroom South East facing home boasts a large outdoor terrace and 9' ceilings. Comes with 2 parking stalls & 1 storage locker. A must see.

