

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2005
Frontage (ft):		Bathrooms:	2	Age:	19
Lot Area:		Full Baths:	2	Zoning:	RES
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,597.00
Rear Yard Exp:		Maint. Fee:	459.92	For Tax Year:	2024
View:	No			P.I.D.:	026-201-925

Style of Home:	Inside Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Brick,Frame - Wood	Covered Parking:	2
Exterior:	Brick	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	120
# 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:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	THE WYNFORD GROUP
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 72 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1177 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Bike Room,Club House,Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Playground,Pool; Outdoor,Swirpool/Hot Tub
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 10'5			
Main	Dining Room	10'3 x 11'10			
Main	Primary Bedroom	9'11 x 12'3			
Main	Bedroom	8'5 x 10'5			
Main	Kitchen	8'6 x 9'6			
Main	Foyer	3'9 x 3'11			
Main	Walk-In Closet	4'10 x 5'1			

Finished Floor (Main):	853 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	853 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	853 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Bright and joyful 2 bedroom, 2 bathroom condo in desirable Klahanie Community, just across from Rocky Point Park. Enjoy the comfort of a spacious living and dining room, walk in closet off the primary bedroom, and a sunny south facing balcony over looking the courtyard-perfect for relaxation day and night. This unit features updated flooring, gas stove and fridge, enhancing its modern appeal. Additional perks include two side by side parking close to the elevator. Experience the best of indoor and outdoor amenities at the Canoe Club as well as nearby parks, trails, community amenities and sky train. Don't miss out on this fantastic opportunity!