

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	2	Age:	34
Lot Area:		Full Baths:	2	Zoning:	RM-2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,468.93
Rear Yard Exp:		Maint. Fee:	725.89	For Tax Year:	2024
View:	Yes			P.I.D.:	015-513-319

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Concrete,Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:	Yes : Partial ocean view
Mgmt. Company:	Leonis - 604-575-5474
Complex / Subdiv:	The Palms
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 16 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW3146 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,Garden,In Suite Laundry,Storage
Site Influences:	Adult Oriented,Central Location
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	Pets Not Allowed
Listing Broker(s):	RE/MAX Aldercenter Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 18'6	Main	Foyer	6' x 9'6
Main	Dining Room	12'10 x 9'			
Main	Kitchen	8'6 x 19'			
Main	Primary Bedroom	12' x 16'			
Main	Bedroom	10' x 13'6			
Main	Den	10' x 10'6			
Main	Laundry	7' x 7'6			

Finished Floor (Main):	1,511 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsm):	0 sqft	Crawl/Bsm: Height:				
Finished Floor (Total):	1,511 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,511 sqft	# Of Pets:	Cats: No, Dogs: No			

STEP INTO LUXURY! OVER 1500 SQUARE FEET OF NATURAL LIGHT! Walk to the beach for dinner or just sit out on your beautiful covered deck and watch the sunsets. 2 bedrooms and full sized DEN with another private deck. Totally updated with hardwood floors, new paint, light fixtures, fridge, dishwasher, washer and dryer, freshly professionally painted cabinets with new hardware. Updated bathrooms with new shower in the ensuite. So tastefully decorated and immaculate. Building has new windows and new exterior, new decks, newly renovated lobby, boiler, rain screened and newer roof. Nothing to do! Entertain in elegance with gourmet kitchen with granite counters, full sized dining room and open living area. Downsize from a house and you won't be giving up space! No pets and no age restriction