

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2013
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	1	<b>Age:</b>	11
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	CD-72
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,810.89
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	382.94	<b>For Tax Year:</b>	2024
<b>View:</b>			<b>P.I.D.:</b>	029-085-381

<b>Style of Home:</b>	Ground Level Unit,Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stone,Vinyl,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 232
<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>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Dwell Property Management - 604-821-2999

**Complex / Subdiv:** Cornerstone

**Services Connected:** Electricity,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 114 DISTRICT LOT 306 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS4261 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** Elevator,Garden,In Suite Laundry,Playground,Storage,Wheelchair Access

**Site Influences:** Central Location,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	7'8 x 7'5			
Main	Kitchen	7'8 x 9'2			
Main	Foyer	4'0 x 4'7			
Main	Primary Bedroom	10'1 x 11'10			
Main	Dining Room	11'0 x 8'4			
Main	Living Room	11'1 x 10'5			

<b>Finished Floor (Main):</b>	717 sqft	<b># Of Rooms:</b>	6	<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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	717 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	717 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Beautiful GROUND LEVEL 1 Bed/1 Bath+Den in the sought-after Cornerstone complex by Marcon. This meticulously maintained home features 9ft ceilings, quartz countertops, NEW LAMINATE FLOORING and fresh paint, creating a bright, open and modern living space. Enjoy your PRIVATE FENCED BACKYARD with a cement patio, lawn, and garden area—perfect for pets and entertaining. The secure courtyard path between the 2 buildings is ideal for walking your dog. Includes an extra-long parking stall that fits a truck or car and motorcycle, plus a large, heated storage locker. With EV CHARGING on site and a pet-friendly policy allowing 2 PETS with NO SIZE RESTRICTIONS, this condo offers convenience and comfort. Don't miss out this exceptional home! Open House- Sat Nov 16 (12-3 PM) and Sun Nov 17 (12-3PM).