

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1997
Frontage (ft):		Bathrooms:	1	Age:	27
Lot Area:		Full Baths:	1	Zoning:	MR45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,137.23
Rear Yard Exp:		Maint. Fee:	426.37	For Tax Year:	2024
View:	No			P.I.D.:	023-777-788

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Stucco,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	62 - Total Units in Strata: 102
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Crossroads Management - 778-578-4445
Complex / Subdiv:	Strawberry Hills
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	STRATA LOT 85, LMS2277, PART SW 1/4, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN IN FORM 1
Amenities:	Bike Room,Club House,Elevator,In Suite Laundry
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 11'7			
Main	Dining Room	13'6 x 10'9			
Main	Kitchen	10'0 x 9'6			
Main	Eating Area	9'5 x 8'1			
Main	Primary Bedroom	12'0 x 9'9			
Main	Den	9'1 x 9'9			
Main	Foyer	6'2 x 4'4			

Finished Floor (Main):	950 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	950 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	950 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Wonderfully located one bedroom home home with a spacious sunlit den. Upon entry there is a nice open feeling that offers an extended view into a treed setting. In the immediate area you have shopping, schools, theatre, restaurants and bus exchange. PLUS this unit has two parking spots and an extra storage locker. The kitchen has upgraded appliances and an efficient design for meal prep and in kitchen dining. A 21 foot living/dining combo has a gas fireplace, access to the deck and does not overlook another suite. In fact, this unit is situated so that there is no one below you or above you. That is rare. The bedroom has a separate access to the bath and the laundry room is just off the kitchen. Monthly maintenance fees include the heat which is in floor radiant hot water heating.