

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	1999
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	25
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	CD-1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,353.49
<b>Rear Yard Exp:</b>	Southwest	<b>Maint. Fee:</b>	336.39	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	024-360-554

<b>Style of Home:</b>	Upper Unit,Bachelor/Studio	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Concrete,Glass	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	142 - Total Units in Strata: 142
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : CITY AND PEEK-A-BOO WATER
<b>Mgmt. Company:</b>	QUAY PACIFIC PROPERTY MGMT - 604-521-0876
<b>Complex / Subdiv:</b>	MILANO
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 75, PLAN LMS3778, DISTRICT LOT 185, 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 1
<b>Amenities:</b>	Exercise Centre,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Lane Access,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
<b>Listing Broker(s):</b>	Dexter Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'7 x 5'6			
Main	Kitchen	6'6 x 8'5			
Main	Den	5'11 x 5'8			
Main	Bedroom	8'9 x 8'9			
Main	Living Room	8'4 x 9'8			

<b>Finished Floor (Main):</b>	403 sqft	<b># Of Rooms:</b>	5	<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>	403 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	403 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

This tasteful, central apartment is a perfect starter home, investment, or escape to the city. Ready to move in, this fully furnished condo, new paint, is complete with murphy bed, couch, lamps, kitchen supplies. The kitchen is beautifully appointed and includes full size appliances - 5 burner gas stove, fridge, dishwasher, microwave, washer and dryer, new futon, mattress, and bedding, and a home office. Gas fireplace for cool nights, and Juliet balcony for an ocean breeze on a summer night. Partial water view. Pets(2) and rentals are welcome. This concrete building is quiet and central. Walk to the beach, Skytrain, Downtown, and all the city has to offer. Walk Score - 100, Rider's - 97, Biker's- 95.