

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 2017
Frontage (ft):	Bathrooms: 1	Age: 7
Lot Area:	Full Baths: 1	Zoning: CD1
Flood Plain:	Half Baths: 0	Gross Taxes: \$2,003.53
Rear Yard Exp:	Maint. Fee: 309.00	For Tax Year: 2024
View:		P.I.D.: 030-347-114

Style of Home: 1 Storey	Parking: Total: 1 - Covered: 1
Construction: Concrete	Covered Parking: 1
Exterior: Other,Stucco,Vinyl	Parking Access: Side
Foundation:	Parking: Garage; Single
Rain Screen:	Locker: Yes
Renovations:	Units in Dev: 164 - Total Units in Strata: 164
# of Fireplaces: 0 - Fuel:	Distance to:
Water Supply: Community	Title to Land: Freehold Strata
Fuel/Heating: Electric	Property Disc: Yes
Outdoor Area: Patio(s)	PAD Rental:
Type of Roof: Asphalt,Tar & Gravel,Torch-On	Fixtures Leased: No
Floor Finish: Laminate,Carpet	Fixtures Rmvd: No

View:

Mgmt. Company: Dwell properties Management

Complex / Subdiv:

Services Connected: Electricity,Natural Gas

Legal: STRATA LOT 51, PLAN EPS4634, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH

Amenities: Bike Room,Club House,Playground

Site Influences: Golf Course Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

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

Listing Broker(s): eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 10'6			
Main	Kitchen	12'8 x 6'00			
Main	Primary Bedroom	12'5 x 7'2			
Main	Bedroom	8'6 x 8'0			
Main	Den	7'8 x 5'3			

Finished Floor (Main): 610 sqft	# Of Rooms: 5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	4	Yes
Finished Floor (Below): 0 sqft	# Of Levels: 1	Main		No
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 610 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 610 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

Discover the epitome of elegance and sophistication in this stunning unit located in ADDTION.. 2 Jr bedroom plus DEN comes with one parking and one locker storage and the Solarium can easily turn into a bedroom... Great amenities with fitness & games room, All of this within walking distance to shops, schools & parks & perfect for people working from home, Easy to show. Please send a message to coordinate an appointment.