

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2002
Frontage (ft):		Bathrooms:	1	Age:	22
Lot Area:		Full Baths:	1	Zoning:	CD26
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,041.39
Rear Yard Exp:		Maint. Fee:	417.41	For Tax Year:	2024
View:	No			P.I.D.:	025-386-743

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 66
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	STRATAWEST MANAGEMENT LTD - 604-904-9595
Complex / Subdiv:	BALMORAL HOUSE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 64, PLAN LMS4641, DISTRICT LOT 2025, 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 V
Amenities:	Club House,Elevator,In Suite Laundry
Site Influences:	Adult Oriented,Central Location,Recreation Nearby,Retirement Community,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Compactor - Garbage,Drapes/Window Coverings,Fireplace Insert,Microwave,Smoke Alarm
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.
Listing Broker(s):	ROYAL LEPAGE DOWNTOWN REALTY (AOIR)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'2 x 3'3			
Main	Kitchen	7'5 x 8'10			
Main	Dining Room	10'6 x 9'10			
Main	Living Room	9'7 x 13'8			
Main	Primary Bedroom	10'7 x 14'3			
Main	Walk-In Closet	6'8 x 4'2			
Main	Patio	5'8 x 6'9			

Finished Floor (Main):	728 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	728 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	728 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

The TOP FLOOR unit you have been waiting for! This clean, bright 1 bedroom floorplan is ready for a new owner. Home was JUST painted and move in ready. The kitchen offers stainless appliances and plenty of working space on the stone counters, quality vinyl flooring throughout the dining and living space, luxurious bathroom fixtures and bright LED light fixtures through the home. Balmoral House is one of the top 55+ communities on the North Shore, offering easy access to all amenities that Lynn Valley has to offer, an amazing in-house amenities room for group get togethers and an amazing community of homeowners. Small Pets Welcome! (With some restrictions).