

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	2	Age:	16
Lot Area:		Full Baths:	2	Zoning:	RES
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,262.31
Rear Yard Exp:		Maint. Fee:	570.51	For Tax Year:	2024
View:	Yes			P.I.D.:	027-236-676

Style of Home:	End Unit,Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Stone	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	100
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : TREES & PARK
Mgmt. Company:	Profile Properties Ltd. - 604-464-7548
Complex / Subdiv:	HANEY LANDING
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 80, PLAN BCS2550, DISTRICT LOT 398, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby,Treed
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'3 x 3'11	Main	Bedroom	12'9 x 9'5
Main	Kitchen	9'4 x 8'9	Main	Walk-In Closet	10'10 x 3'9
Main	Dining Room	12'7 x 9'6	Main	Storage	5'6 x 4'11
Main	Living Room	14'10 x 12'7	Main	Den	8'11 x 5'2
Main	Bedroom	12'2 x 8'11			
Main	Primary Bedroom	12'0 x 11'11			
Main	Walk-In Closet	7'10 x 6'10			

Finished Floor (Main):	1,383 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,383 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,383 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Experience luxury living in this air-conditioned, SE-facing corner unit with 3 bedrooms, 2 bathrooms, and a versatile den. Thoughtfully designed, the modern open-concept layout offers ultimate privacy with bedrooms on opposite sides. The primary suite is a sanctuary, featuring a lavish ensuite with double sinks, a deep soaker tub, and a separate glass shower. Indulge in premium upgrades, including oversized in-suite storage, 2 walk-in closets with built-in safes, and 2 exclusive parking spots. Relish serene park views, steps from the West Coast Express, Billy Miner Pub, and Wharf. Exclusive building amenities include a guest suite, gym, and elegant party room. A rare opportunity for refined, low-maintenance living. Call now to view!