

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	2	Age:	28
Lot Area:		Full Baths:	2	Zoning:	C35
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,240.00
Rear Yard Exp:		Maint. Fee:	500.47	For Tax Year:	2024
View:	Yes			P.I.D.:	019-130-139

Style of Home:	Corner Unit,Rancher/Bungalow	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View: Yes : Mountain and City Views

Mgmt. Company:

Complex / Subdiv: THE CAMELOT

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 43 SECTIONS 29 AND 30 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT STRATA PLAN LMS1781 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Club House,Elevator,Exercise Centre,In Suite Laundry,Storage,Swirlpool/Hot Tub

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	11'2 x 10'8			
Main	Bedroom	11'11 x 9'6			
Main	Living Room	19'3 x 11'11			
Main	Dining Room	7'2 x 7'11			
Main	Kitchen	8' x 8'8			
Main	Storage	7' x 3'1			
Main	Foyer	4'7 x 5'			

Finished Floor (Main):	1,117 sqft	# Of Rooms:	7	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	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,117 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,117 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Perched on the 10th floor, you have a bird's eye view for miles. Mountains in the day, city lights by night. The Camelot is a pet friendly building and offers a club house, hot tub and exercise centre. Step inside and you will appreciate the space in this large 2 bedroom 2 full bathroom home with large windows and a nice sized balcony. Bonus is the large storage closet in suite with an additional storage locker downstairs. Take the opportunity to update this property to your taste, sit back, and enjoy.