

<b>Depth/Size (ft):</b>	0.0	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1995
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	29
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MR4
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,413.03
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	441.77	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	019-007-329

<b>Style of Home:</b>	Penthouse,Bachelor/Studio	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Other,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Addition,Partly	<b>Units in Dev:</b>	53 - Total Units in Strata: 53
<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>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Mixed,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	DWELL Property Management - 604-821-2999
<b>Complex / Subdiv:</b>	LASEUR MANOR
<b>Services Connected:</b>	Electricity,Natural Gas,Water
<b>Legal:</b>	STRATA LOT 45, BLOCK 6, PLAN LMS1644, SECTION 36, RANGE 1E, MERIDIAN ECM, 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 OR V, AS APPROPRIATE
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Recreation Center,Storage
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Paved Road,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Microwave,Smoke Alarm,Sprinkler - Fire,Vacuum - Built In,Vaulted Ceiling
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Profile Properties Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'1 x 4'3			
Main	Dining Room	10'10 x 8'2			
Main	Kitchen	12'5 x 9'7			
Main	Utility	7'2 x 5'5			
Main	Primary Bedroom	13'9 x 11'6			
Main	Bedroom	10'7 x 9'6			
Main	Living Room	12'7 x 7'1			

<b>Finished Floor (Main):</b>	1,085 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,085 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,085 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Welcome to this bright and spacious 2-bedroom, 2-bathroom penthouse condo in the heart of Pitt Meadows! This home boasts a sun-filled open-concept layout with soaring vaulted ceilings and oversized cathedral windows that create an airy, inviting atmosphere. The generous master suite offers his-and-hers closets and an ensuite bath. Stay cozy with the gas fireplace, which also heats the entire home (included in the maintenance fees). Enjoy the southern-exposure balcony, perfect for sunny days, and the convenience of a locker on the same floor and 1 underground parking space. Quietly tucked within a well-maintained building, with excellent amenities, this home is just steps from shopping, transit, parks, schools, golf courses and more! Make this home the perfect destination for you!