

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

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

View:	No
Mgmt. Company:	DWELL Property Management - 604-821-2999
Complex / Subdiv:	LASEUR MANOR
Services Connected:	Electricity,Natural Gas,Water
Legal:	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
Amenities:	Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Recreation Center,Storage
Site Influences:	Central Location,Cul-de-Sac,Paved Road,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Microwave,Smoke Alarm,Sprinkler - Fire,Vacuum - Built In,Vaulted Ceiling
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	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			

Finished Floor (Main):	1,085 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	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,085 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,085 sqft	# Of Pets:	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!