

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	2	Age:	15
Lot Area:		Full Baths:	2	Zoning:	STRATA
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,671.87
Rear Yard Exp:		Maint. Fee:	597.03	For Tax Year:	2024
View:	Yes			P.I.D.:	027-917-321

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	
Renovations:		Units in Dev:	241 - Total Units in Strata: 241
# of Fireplaces:	1 - Fuel: Electric	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:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	

View:	Yes : Burrard Inlet & Mountain
Mgmt. Company:	Wynford Management - 604-261-0285
Complex / Subdiv:	Nahanni
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 170, PLAN BCS3438, DISTRICT LOT 233, 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,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub,Tennis Court(s)
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Compactor - Garbage,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'4 x 12'7			
Main	Kitchen	8'10 x 11'1			
Main	Dining Room	11'4 x 8'0			
Main	Primary Bedroom	11'11 x 13'10			
Main	Bedroom	12'1 x 9'10			
Main	Walk-In Closet	5'0 x 9'3			
Main	Foyer	5'4 x 9'11			

Finished Floor (Main):	1,278 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,278 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,278 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Don't miss out on this stunning 2-bed, 2-bath suite on Nahanni's 20th floor which offers over 1,200 sqft with breathtaking North Shore Mountain & Burrard Inlet views. Floor-to-ceiling windows fill the open-concept living space with natural light. The gourmet kitchen features granite countertops, S/S appliances, gas range & large central island. Enjoy a spacious living/dining area with access to the covered patio. The primary bedroom boasts unobstructed views, walk-in closet, & luxury 5-pc en-suite brightened by a window over your soaker tub! Amenities include a gymnasium, outdoor pool, hot tub, exercise centre, tennis courts & the 15,000 sqft Canoe Club. Walk to Rocky Point, Suter Brook, Newport Village, Brewery Row, West Coast Express & SkyTrain!