

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1992
Frontage (ft):		Bathrooms:	3	Age:	32
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,912.36
Rear Yard Exp:		Maint. Fee:	695.11	For Tax Year:	2024
View:	Yes			P.I.D.:	017-702-666

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front, Lane
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	17 - Total Units in Strata: 17
# of Fireplaces:	1 - Fuel: Other	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile, Wall/Wall/Mixed, Carpet	Fixtures Rmvd:	No

View:	Yes : Water, City
Mgmt. Company:	Pacific Quorum Properties - 604-685-3828
Complex / Subdiv:	Vista Pointe
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 5, PLAN LMS290, DISTRICT LOT 271, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 274, 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:	In Suite Laundry, Storage
Site Influences:	Central Location, Lane Access, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Microwave, Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX Masters Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'0 x 14'0			
Main	Dining Room	13'0 x 11'0			
Main	Kitchen	13'0 x 10'0			
Above	Primary Bedroom	14'0 x 11'0			
Below	Bedroom	14'0 x 11'0			
Below	Bedroom	11'0 x 9'0			

Finished Floor (Main):	693 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	324 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	583 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Below	4	Yes
Finished Floor (Total):	1,600 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,600 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to the premier corner unit at "Vista Pointe", with dramatic vaulted ceilings and the abundance of natural light from large south-facing windows. Cozy window nook adds extra seating & the perfect spot for relaxing while enjoying the view & warmth of the gas fireplace. Offering 3 bedrooms/2.5 baths w/plenty of closet space & storage. From a large upper level deck you can enjoy beautiful sunsets, views of downtown Vancouver & cruise ships. Lower level boasts a lovely private patio surrounded by greenery in the heart of Lower Lonsdale. 2 full-sized parking stalls conveniently accessible to the unit. Ideally located just a short stroll to the Shipyards, Seabus, breweries, an array of trendy shops & eateries. Home has its own large private Storage Room next to parking! Open Sat/Sun 2-4.