

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2021
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	4
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	RMU
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,378.17
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	368.89	<b>For Tax Year:</b>	2024
<b>View:</b>			<b>P.I.D.:</b>	031-425-089

<b>Style of Home:</b>	Corner Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Concrete Frame,Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Mixed,Stone	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 72
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** Associa British Columbia Inc. - 604-591-6060

**Complex / Subdiv:** Terrazzo

**Services Connected:** Electricity,Natural Gas,Storm Sewer,Water

**Legal:** STRATA LOT 57, PLAN EPS7620, SECTION 20, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH A

**Amenities:** Bike Room,Elevator,Exercise Centre,Garden,In Suite Laundry,Storage

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed

**Listing Broker(s):** RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 12'1	Main	Solarium	13'4 x 8'6
Main	Kitchen	9'0 x 8'6			
Main	Dining Room	8'0 x 8'6			
Main	Primary Bedroom	11'8 x 11'5			
Main	Walk-In Closet	6' x 9'			
Main	Bedroom	11'4 x 10'4			
Main	Bedroom	9'2 x 10'4			

<b>Finished Floor (Main):</b>	1,042 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,042 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,042 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Unlock consistent monthly income with this exceptional 3-bedroom condo. This spacious corner suite will attract quality tenants to maximize returns. The spacious, open layout is complemented by 2 full bathrooms and the custom closets, in the bedrooms, provide ample storage for any future tenants. The massive enclosed balcony includes custom UV sun shades, ensuring added comfort and privacy. 2 parking stalls, and a big storage unit, round out this exceptional income property. Start generating rental income today! This property is packed with extras that make it even more appealing as an investment. Contact the realtor today for details on the exclusive incentives included with the sale.