

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2014
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	10
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,024.00
<b>Rear Yard Exp:</b>	South	<b>Maint. Fee:</b>	652.68	<b>For Tax Year:</b>	2953
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-332-478

<b>Style of Home:</b>	End Unit,Upper Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Vinyl,Wood	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	201 - Total Units in Strata: 201
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tile - Concrete,Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed,Tile	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	Yes : courtyard and entrance
<b>Mgmt. Company:</b>	Leonis Management - 604-575-5474
<b>Complex / Subdiv:</b>	Edgewater
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 200, PLAN EPS867, SECTION 27, TOWNSHIP 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
<b>Amenities:</b>	Bike Room,Club House,Elevator,Exercise Centre,Garden,Guest Suite,Pool; Outdoor,Recreation Center,Storage,Swirpool/Hot Tub
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Golf Course Nearby,Recreation Nearby,Shopping Nearby,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Vaulted Ceiling
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrictions
<b>Listing Broker(s):</b>	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'8 x 9'3	Main	Den	7'8 x 5'10
Main	Living Room	17'3 x 12'7	Main	Laundry	5'10 x 4'
Main	Dining Room	13'9 x 5'6			
Main	Foyer	20'1 x 3'11			
Main	Primary Bedroom	12'1 x 10'6			
Main	Walk-In Closet	6'9 x 4'5			
Main	Bedroom	11'10 x 8'11			

<b>Finished Floor (Main):</b>	1,066 sqft	<b># Of Rooms:</b>	9	<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	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,066 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,066 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

OUTSTANDING TOP CORNER unit 1066sf southern exposure L shaped covered balcony, overlooking the water fountain & garden. 2 large bdrms + den, 2 full bthrms. TONS of natural light due to so many windows. Custom blinds on remote in main lvg area. Beautiful chefs kitchen w/quartz ctops, white cabinets, s/s appliances - gas stove, huge island. 12' vaulted ceiling w/coffered ceiling, custom floor to ceiling brick encased electric f/p. Primary w/access to the balcony, huge wi closet, ensuite w/heated floors - huge shower & 2 basins. Another larger bdrm, full bthrm w/deep tub, den and laundry closet w/deep freeze. No carpet, all upgraded flooring. 2 parking spots, 1 locker. Abundant amenities include pool, hot tub, rec rm, gym, guest suite, etc! 1 cat or 1 dog. TOP OF THE LINE everything+++