

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1974
Frontage (ft):		Bathrooms:	1	Age:	51
Lot Area:		Full Baths:	1	Zoning:	RM2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,862.20
Rear Yard Exp:		Maint. Fee:	404.48	For Tax Year:	2024
View:	Yes			P.I.D.:	001-167-375

Style of Home:	1 Storey,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed,Stucco	Parking Access:	Lane
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View: Yes : City View

Mgmt. Company:

Complex / Subdiv: CASA DIANN

Services Connected: Electricity,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 30 SUBURBAN BLOCK 13 STRATA PLAN NW171 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Club House,Elevator,Exercise Centre,In Suite Laundry,Sauna/Steam Room,Storage,Workshop Attached

Site Influences: Adult Oriented,Central Location,Lane Access,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

Listing Broker(s): Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	14'4 x 13'11			
Main	Living Room	12'4 x 14'8			
Main	Dining Room	8'6 x 6'6			
Main	Kitchen	9'4 x 7'4			
Main	Foyer	6'2 x 7'9			
Main	Patio	12'6 x 5'11			

Finished Floor (Main):	809 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	809 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	809 sqft	Beds In Bsmt:	0 / 1			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Top-Floor Gem in Uptown New Westminister! Bright oversized 1-bedroom home with updated finishes, ample storage, and in-suite laundry, Park your car and walk to shopping, Moody Park, and amenities! Very well cared for building featuring; Elevator, exercise centre, recreation center, sauna/steam room, and workshop. 1 underground parking stall. 1 storage locker. Move in and enjoy the Uptown lifestyle! This is a 19+ building. One cat and one dog allowed. Showings by appointment only.