

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1997
Frontage (ft):		Bathrooms:	2	Age:	28
Lot Area:		Full Baths:	2	Zoning:	STRATA
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,551.75
Rear Yard Exp:		Maint. Fee:	644.60	For Tax Year:	2023
View:	Yes			P.I.D.:	023-867-647

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete,Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Underground,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	36
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	Yes : River view
Mgmt. Company:	
Complex / Subdiv:	Stave Landings
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 23, PLAN LMS2910, DISTRICT LOT 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 1 OR V, AS APPROPRIATE
Amenities:	Elevator,Exercise Centre,Garden,Playground
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 20'			
Main	Kitchen	8' x 10'			
Main	Primary Bedroom	11' x 13'6"			
Main	Bedroom	10' x 12'6"			
Main	Eating Area	6'5 x 9'6"			
Main	Laundry	4' x 5'			
Main	Patio	7' x 11'			

Finished Floor (Main):	945 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	945 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	945 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Beautiful south-facing unit with peaceful river views through the trees, updated and move-in ready for quick possession. This bright and open-concept home features 2 bedrooms, 2 full 4-piece bathrooms, upgrades, including laminate flooring, stainless steel appliances. The cozy gas fireplace adds warmth to the main living area, while the second bedroom offers convenient cheater-ensuite access. Located in a well-maintained complex with a fully equipped exercise room, the strata fee includes the gas fireplace and hot water. Just a short walk to the West Coast Express and Heritage Park.