

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	2	Age:	4
Lot Area:		Full Baths:	2	Zoning:	APT
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,189.27
Rear Yard Exp:		Maint. Fee:	340.00	For Tax Year:	2024
View:	Yes			P.I.D.:	031-488-277

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : MOUNTAIN
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 96, PLAN EPS7772, SECTION 26, TOWNSHIP 8, 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
Amenities:	Elevator,In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'11 x 7'9	Main	Foyer	5'5 x 3'7
Main	Dining Room	10'11 x 5'11			
Main	Kitchen	11'8 x 11'4			
Main	Primary Bedroom	10'2 x 9'9			
Main	Walk-In Closet	8'2 x 5'2			
Main	Bedroom	9'8 x 10'0			
Main	Walk-In Closet	7'3 x 5'6			

Finished Floor (Main):	773 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	773 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	773 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Inside this beautifully designed property you'll find two bedrooms, each with its own walk-in closet, ensuring ample storage and a touch of luxury. The heart of the home is a gourmet kitchen, featuring white shaker cabinets, stainless steel appliances, including a gas oven and built-in microwave hood fan, as well as quartz countertops and a large island—a chef's delight and the perfect space to gather with family and friends. The home offers two full spa-inspired bathrooms that feel like a retreat, complete with a soaker tub and a frameless glass shower, creating a serene and modern aesthetic. Outside boasts two spacious decks, perfect for entertaining! Includes 2 parking stalls and a secure storage locker. Steps from Blacksmith Bakery, Sidebar Grill, and other great establishments!