

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	1994
Frontage (ft):	Bathrooms:	1	Age:	31
Lot Area:	Full Baths:	1	Zoning:	RM-45
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,880.82
Rear Yard Exp:	Maint. Fee:	334.17	For Tax Year:	2024
View:			P.I.D.:	018-268-625

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Single, Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Other	Units in Dev:	266 - Total Units in Strata: 1
# 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	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv: Riverpoint

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

Legal: STRATA LOT 28, PLAN LMS879, SECTION 16, 20&21, RANGE 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

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

Site Influences: Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

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

Listing Broker(s): eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'11 x 4'5			
Main	Kitchen	7'7 x 9'1			
Main	Dining Room	11'5 x 10'5			
Main	Living Room	11'5 x 12'6			
Main	Primary Bedroom	11'6 x 12'1			
Main	Pantry	3'6 x 3'9			

Finished Floor (Main):	715 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	715 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	715 sqft	Beds In Bsmt:	0 / 1			
		# Of Pets:	Cats: Yes, Dogs: Yes			

Wake up every morning to breathtaking views of the peaks of Mount Baker and golden sunrises. This bright and spacious, plant-loving home offers incredible convenience, located right off Highway 1 for quick access to Vancouver, Coquitlam/Port Moody, New Westminister/Burnaby, and beyond, plus it's close to a mall, recreation centre, and grocery stores. Thoughtful upgrades include quartz countertops and sinks, fresh paint, modern blinds, and updated appliances. Enjoy the peace of a well-built home where you'll never hear your neighbours, a storage locker on your floor, and a gym in the building. Managed by an organized and responsive property management team, this home has it all! Call today and book a private viewing.