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| Depth/Size (ft): | Bedrooms: 2 | Approx. Year Built: 2007 |
| Frontage (ft): | Bathrooms: 2 | Age: 17 |
| Lot Area: | Full Baths: 2 | Zoning: CD |
| Flood Plain: | Half Baths: 0 | Gross Taxes: \$5,718.23 |
| Rear Yard Exp: | Maint. Fee: 751.22 | For Tax Year: 2023 |
| View: Yes | | P.I.D.: 026-970-911 |

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| Style of Home: End Unit | Parking: Total: 2 - Covered: 2 |
| Construction: Concrete | Covered Parking: 2 |
| Exterior: Concrete | Parking Access: Side |
| Foundation: | Parking: Garage; Double,Garage; Underground,Visitor Parking |
| Rain Screen: | Locker: |
| Renovations: | Units in Dev: |
| # of Fireplaces: 1 - Fuel: Electric | Distance to: |
| Water Supply: Community | Title to Land: Freehold Strata |
| Fuel/Heating: Forced Air,Mixed,Radiant | Property Disc: Yes |
| Outdoor Area: Balcony(s) | PAD Rental: |
| Type of Roof: Torch-On | Fixtures Leased: No |
| Floor Finish: Hardwood,Tile | Fixtures Rmvd: No |

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| View: Yes : Ocean southern view |
| Mgmt. Company: Crossroads |
| Complex / Subdiv: Belaire |
| Services Connected: Electricity,Natural Gas,Sanitary Sewer |
| Legal: STRATA LOT 41 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLANBCS2206 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V |
| Amenities: Air Cond./Central,Elevator,In Suite Laundry,Storage,Wheelchair Access |
| Site Influences: Central Location,Recreation Nearby,Shopping Nearby |
| Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener |
| Bylaw Restrict: Pets Allowed,Rentals Allowed |
| Listing Broker(s): Coldwell Banker Marquise Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|------------|-------|---------|------------|
| Main | Living Room | 17' x 12' | Main | Laundry | 8'1 x 5'7 |
| Main | Dining Room | 14' x 10' | Main | Foyer | 21'6 x 4' |
| Main | Kitchen | 13'1 x 11' | | | |
| Main | Primary Bedroom | 16' x 11'3 | | | |
| Main | Walk-In Closet | 10' x 8'1 | | | |
| Main | Bedroom | 11'4 x 8'4 | | | |
| Main | Den | 12'9 x 10' | | | |

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|---|--|-----------------------|--------------------|-----------------|
| Finished Floor (Main): 1,471 sqft | # Of Rooms: 9 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): 0 sqft | # Of Kitchens: 1 | Main | 5 | Yes |
| Finished Floor (Below): 0 sqft | # Of Levels: 1 | Main | 3 | No |
| Finished Floor (Bsmnt): 0 sqft | Crawl/Bsmnt Height: | | | |
| Finished Floor (Total): 1,471 sqft | Basement: None | | | |
| Unfinished Floor: 0 sqft | # or % of Rentals Allowed: 100 | | | |
| Grand Total: 1,471 sqft | # Of Pets: 1 - Cats: Yes, Dogs: Yes | | | |

SEMIAHMOO CATCHMENT. Welcome to the Belaire! Enjoy the beautiful southern views by day and western sunsets in the evening. 9th floor unit located on the s/w corner. 2 bedrooms and den over 1470 sqft with 2 full baths. Newer brazilian cherry h/w floors. Gourmet kitchen with newer cabinets and pantry. Gas stove and plenty of granite counters incl eating bar. Master bdrm features huge walk in closet & spa like updated en-suite with separate tub & shower and balcony access. 2nd bedroom has 2 closets. Lg laundry room. State of the art building technologies including engineered concrete & steel construction, featuring solid concrete exterior walls, floors & ceiling. Floor to ceiling windows. Each home has a/c and its own furnace. A/C incl in strata. 2 car parking. No pet or age restriction.