

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2013
Frontage (ft):		Bathrooms:	2	Age:	11
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,763.77
Rear Yard Exp:	West	Maint. Fee:	500.64	For Tax Year:	2023
View:	Yes			P.I.D.:	029-026-474

Style of Home:	Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Concrete,Metal	Parking Access:	Front,Rear
Foundation:		Parking:	Carport & Garage,Garage; Underground
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	94 - Total Units in Strata: 94
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Ocean & Mt. Baker
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	Avra
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	ST LT 84 SEC 11 TWNSHP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS226 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Sprinkler - Fire,Wine Cooler
Bylaw Restrict:	Pets Allowed,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Hugh & McKinnon Realty Ltd., Hugh & McKinnon Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 9'6			
Main	Dining Room	9'7 x 7'6			
Main	Kitchen	12'4 x 9'			
Main	Primary Bedroom	14' x 9'8			
Main	Walk-In Closet	5' x 7'			
Main	Bedroom	9' x 9'6			

Finished Floor (Main):	987 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	987 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	987 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Priced below assessed value is this 17th floor, south west facing, 2 bedroom 2 full bath home at AVRA. Enjoy ocean views from your balconies and over height floor to ceiling windows that also provide lots of natural light. The designer kitchen has granite counter tops, large island, stainless steel appliances including a gas cooktop, wine fridge & a new oven & dishwasher. The primary bedroom has a walk in closet & well-appointed ensuite. The two large (216 sq ft) balconies are perfect for enjoying a glass of wine while watching an incredible sunset! The AVRA has great amenities including a gym, rec. room, outdoor patio/BBQ area & a full time care taker. This home also has two parking stalls, one locker and is central to shopping, restaurants and more.