

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2016
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	4	<b>Age:</b>	8
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	RM30
<b>Flood Plain:</b>	<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$3,148.01
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	304.62	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	030-104-769

<b>Style of Home:</b>	3 Storey,End Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	
<b>Mgmt. Company:</b>	Hugh Mckinnon - 604-531-1909
<b>Complex / Subdiv:</b>	Zirkon
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 21, PLAN EPS2996, SECTION 23, TOWNSHIP 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 V
<b>Amenities:</b>	Club House
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Security System
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 13'7	Main	Bedroom	9'5 x 13'1
Main	Kitchen	10'4 x 8'3			
Main	Dining Room	15'6 x 9'10			
Below	Foyer	3'1 x 4'			
Below	Den	8'6 x 11'8			
Above	Primary Bedroom	12'4 x 12'10			
Above	Bedroom	9'6 x 9'7			

<b>Finished Floor (Main):</b>	643 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	699 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	246 sqft	<b># Of Levels:</b>	3	Below	2	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	Yes
<b>Finished Floor (Total):</b>	1,588 sqft	<b>Basement:</b>	None	Above	4	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,588 sqft	<b># Of Pets:</b>	2 -			

Immaculately cared for 3 bed, 4 bath 1588 sf street facing end unit in Zirkon. Double wide garage w/ EV charger. This modern design features great room w/ 10" ceilings on the main floor, stainless appliances, quartz counters with a large island in the kitchen, wide plank scraped laminate flooring, elegant fireplace and powder room. Large Primary bedroom upstairs features walkin closet, double bathroom sinks and walkin shower. Another 2 bedrooms upstairs with another full bathroom. Lower level features powder room with den that can easily be converted to a 4th bedroom. Balcony off the kitchen with gas hookup for bbq. Central location near South Pointe, Granview Corners/Morgan Crossing and steps to Sunnyside Park. This home is a must see 10/10.