

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2013
Frontage (ft):		Bathrooms:	2	Age:	11
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,497.91
Rear Yard Exp:		Maint. Fee:	678.51	For Tax Year:	2023
View:	Yes			P.I.D.:	029-026-229

Style of Home:	Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Concrete	Parking Access:	Rear
Foundation:		Parking:	Add. Parking Avail.,Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	94 - Total Units in Strata: 94
# of Fireplaces:	1 - Fuel: Gas - Natural	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:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : NorthShore Mtns, & part ocean
Mgmt. Company:	Dwell Property Mgt - 604-821-2999
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	ST LT 59 SEC 11 TWSHP 1 NEW WESTMINSTER LAND 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:	Elevator,Exercise Centre,Garden,In Suite Laundry,Recreation Center,Storage,Wheelchair Access
Site Influences:	Central Location,Gated Complex,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Intercom,Microwave,Pantry,Security System,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Hugh & McKinnon Realty Ltd., Hugh & McKinnon Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'6 x 9'5	Main	Bedroom	13'3 x 11'5
Main	Kitchen	11'5 x 8'7			
Main	Pantry	3'9 x 8'3			
Main	Living Room	14'10 x 10'3			
Main	Dining Room	18'10 x 10'0			
Main	Primary Bedroom	15'3 x 11'6			
Main	Walk-In Closet	6'2 x 4'8			

Finished Floor (Main):	1,373 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,373 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,373 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Avra – where condo living reaches its pinnacle! This open floor plan w/ floor-to-ceiling windows looks to the North Shore Mountains & provides an abundance of natural light. With over 1370 sq ft, this large condo boasts a generously sized, well equipped kitchen that's tailor-made for hosting large gatherings. Featuring a substantial granite island (seats 6), stainless steel Fisher Paykel appliances & pantry. The living room has a mounted fireplace & the large dining room can accommodate many guests. Primary bedroom is a sanctuary unto itself with a balcony that faces west w/ ocean views, a luxurious ensuite bathroom, extensive closet space and a convenient walk-in closet. Large 2nd bedroom offers views of Baker & a 2nd balcony. Pets ok.