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|-------------------------|---------------------------|---------------------------------|
| Depth/Size (ft): | Bedrooms: 2 | Approx. Year Built: 1997 |
| Frontage (ft): | Bathrooms: 2 | Age: 27 |
| Lot Area: | Full Baths: 2 | Zoning: RM4 |
| Flood Plain: | Half Baths: 0 | Gross Taxes: \$3,422.26 |
| Rear Yard Exp: | Maint. Fee: 750.00 | For Tax Year: 2022 |
| View: | | P.I.D.: 023-166-282 |

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| Style of Home: Corner Unit | Parking: Total: 2 - Covered: 2 |
| Construction: Concrete | Covered Parking: 2 |
| Exterior: Concrete | Parking Access: Front |
| Foundation: | Parking: Garage; Underground, Visitor Parking |
| Rain Screen: | Locker: |
| Renovations: | Units in Dev: |
| # of Fireplaces: 1 - Fuel: Gas - Natural | Distance to: |
| Water Supply: City/Municipal | Title to Land: Freehold Strata |
| Fuel/Heating: Electric, Natural Gas | Property Disc: Yes |
| Outdoor Area: Balcnry(s) Patio(s) Dck(s) | PAD Rental: |
| Type of Roof: Metal | Fixtures Leased: |
| Floor Finish: | Fixtures Rmvd: No |

View:

Mgmt. Company:

Complex / Subdiv: Stirling Place

Services Connected: Community, Electricity

Legal: PL LMD2085 LT 126, SUB BLOCK 13 LD 36 NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STATA LOT AS SHOWN ON FORM 1 OR FORM V AS APPROPRIATE

Amenities: Club House, Exercise Centre, Garden, In Suite Laundry, Storage, Wheelchair Access

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm, Sprinkler - Fire

Bylaw Restrict: Pets Not Allowed, Rentals Not Allowed

Listing Broker(s): RE/MAX Treeland Realty, RE/MAX Treeland Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|-------|-------------|
| Main | Kitchen | 13'0 x 12'3 | Main | Patio | 16'5 x 9'11 |
| Main | Living Room | 19'3 x 17'2 | | | |
| Main | Dining Room | 10'9 x 12'2 | | | |
| Main | Primary Bedroom | 16'4 x 20'4 | | | |
| Main | Bedroom | 12'4 x 14'2 | | | |
| Main | Den | 5'11 x 6'1 | | | |
| Main | Patio | 18'6 x 32'6 | | | |

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|---|--------------------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): 1,524 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 | 3 | No |
| Finished Floor (Bsmt): 0 sqft | Suite: None | | | |
| Finished Floor (Total): 1,524 sqft | Crawl/Bsmt Height: | | | |
| Unfinished Floor: 0 sqft | Basement: None | | | |
| Grand Total: 1,524 sqft | Beds In Bsmt: 0 / 2 | | | |
| | # Of Pets: Cats: No, Dogs: No | | | |

Rarely comes available in the desirable Stirling Place. 2 bedroom 2 bath plus den Sub-Penthouse, 1500 sqft corner unit with astounding views to Vancouver island, Vancouver, sea to sky mountains and Fraser river from 2 Large Decks off livingroom and Primary bedroom (526 sqft of Deck space). Floor to ceiling windows. Only 2 units on the floor. Large livingroom, sep dining room. 98% walking score to all amenities, shopping, restaurants, transit. yet a quiet location. Well maintained building has a gym, library, full workshop, 2 parking, car wash station, new EV charging stations, and a storage locker up one floor. Building has new roof. Great location, building, sqft and views. Bring your ideas to make it your own! One of the best views in all of New West.