

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2010
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	1	<b>Age:</b>	14
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,858.49
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	411.79	<b>For Tax Year:</b>	2022
<b>View:</b>	Yes		<b>P.I.D.:</b>	028-206-177

<b>Style of Home:</b>	Inside Unit,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete,Other	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Glass,Metal,Other	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	134
<b># of Fireplaces:</b>	0 - Fuel: None	<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>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Hardwood,Mixed,Carpet	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : City and mountain
<b>Mgmt. Company:</b>	First Service Residential - 604-683-8900
<b>Complex / Subdiv:</b>	Jewel 1
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 71, DISTRICT LOT 151, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PLAN BCS3801
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Storage,Swirlpool/Hot Tub,Concierge
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Paved Road,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Wine Cooler
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal Pacific Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 13'4			
Main	Kitchen	13'4 x 8'6			
Main	Dining Room	11'1 x 10'7			
Main	Nook	4'6 x 4'			
Main	Primary Bedroom	11'7 x 12'0			
Main	Foyer	8'2 x 4'3			

<b>Finished Floor (Main):</b>	745 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	745 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	745 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Welcome to the rarely available JEWEL 1, a luxurious high-end residence built by the reputable developer Boffo. An award winning building known for their exceptional craftsmanship. A large NE facing 1 bed with an open concept design allows for an abundance of natural light with floor-to-ceiling windows and 9' high ceilings. Offering a gourmet kitchen with top-of-the-line s&s appliances. The building offers a wide range of amenities from EV car charging, club house, gym, concierge, to name a few. Centrally located to Central Park, Patterson skytrain station, Metrotown, etc. 1 parking spot and 1 storage locker. 1 dog or 1 cat allowed.