

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

Style of Home:	Inside Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete,Other	Covered Parking:	1
Exterior:	Glass,Metal,Other	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	134
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	
Floor Finish:	Hardwood,Mixed,Carpet	Fixtures Rmvd:	

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

Finished Floor (Main):	745 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			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	745 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	745 sqft	# Of Pets:	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. **OPEN HOUSE May 5 (SUN) 2-4PM**