

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	3	Age:	2
Lot Area:		Full Baths:	2	Zoning:	RM2
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$3,246.96
Rear Yard Exp:	East	Maint. Fee:	471.53	For Tax Year:	2023
View:	Yes			P.I.D.:	031-824-510

Style of Home:	2 Storey,End Unit	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone	Parking Access:	
Foundation:		Parking:	Garage; Double,Open,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold prepaid-Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	

View:	Yes : SPORT FIELD, MOUNTAINS, SUNSET
Mgmt. Company:	Tribe Property Management
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	031-824-510 STRATA LOT 6, PLAN EPS8851, DISTRICT LOT 169, GROUP 2, 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
Amenities:	Air Cond./Central,Club House,Exercise Centre,In Suite Laundry,Pool; Outdoor,Swirlpool/Hot Tub
Site Influences:	Private Yard
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Security System
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 15'9	Above	Laundry	6'10 x 5'6
Main	Kitchen	11'1 x 8'8	Above	Walk-In Closet	4' x 8'9
Main	Dining Room	13'7 x 10'3			
Main	Foyer	9'3 x 3'6			
Above	Primary Bedroom	13'10 x 13'7			
Main	Bedroom	10'7 x 9'4			
Above	Bedroom	10'6 x 9'			

Finished Floor (Main):	691 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	820 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	1,511 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,511 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Let the Sunshine in! Fresh, Modern and so very BRIGHT!! One year old End Unit 1/2 Duplex at Boardwalk. Nothing beside you but Beautiful Sunset views, Mountains, playing field and Port of Vancouver lights twinkling at night. Upgrades include; laminate throughout, A/C, high end ceiling fan in living room, Commercial Grade Epoxy garage floor, 6 ft fencing (bring the pooch), Stunning Custom wood closet organizers, double cupboard in laundry room, glass in main bath shower, and security system. Open floor plan perfect for entertaining, 3 beds, 2 full baths up. Walking distance to Ocean walking trails, Outdoor pool, Gym, Clubhouse, Children Play Parks and more! Would love to welcome you to all this sun filled ocean community has to offer. Possible 2 Year Assumable Mortgage 3.14%.