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|-------------------------|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | Bedrooms: | 2 | Approx. Year Built: | 2004 |
| Frontage (ft): | Bathrooms: | 2 | Age: | 20 |
| Lot Area: | Full Baths: | 2 | Zoning: | APT |
| Flood Plain: | Half Baths: | 0 | Gross Taxes: | \$1,722.55 |
| Rear Yard Exp: | Maint. Fee: | 190.00 | For Tax Year: | 2023 |
| View: | No | | P.I.D.: | 025-700-022 |

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|-------------------------|----------------|-------------------------|-----------------------|
| Style of Home: | Inside Unit | Parking: | Total: 2 - Covered: 2 |
| Construction: | Concrete | Covered Parking: | 2 |
| Exterior: | Mixed | Parking Access: | |
| Foundation: | | Parking: | Garage; Underground |
| Rain Screen: | | Locker: | |
| Renovations: | Completely | Units in Dev: | |
| # of Fireplaces: | 0 - Fuel: | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Electric | Property Disc: | Yes |
| Outdoor Area: | None | PAD Rental: | |
| Type of Roof: | Tar & Gravel | Fixtures Leased: | No |
| Floor Finish: | | Fixtures Rmvd: | No |

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity, Sanitary Sewer, Storm Sewer, Water |
| Legal: | STRATA LOT 6, PLAN BCS454, SECTION 31, TOWNSHIP 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 1 |
| Amenities: | Elevator, In Suite Laundry |
| Site Influences: | Central Location, Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW |
| Bylaw Restrict: | Pets Allowed w/Rest. |
| Listing Broker(s): | Oneflatfee.ca |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|------------|-------|------|------------|
| Main | Living Room | 14' x 12'5 | | | |
| Main | Kitchen | 6'8 x 10'6 | | | |
| Main | Primary Bedroom | 13'5 x 9'2 | | | |
| Main | Bedroom | 13'6 x 9'7 | | | |
| Main | Walk-In Closet | 6' x 5' | | | |

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|--------------------------------|----------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 776 sqft | # Of Rooms: | 5 | 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: | | | | |
| Finished Floor (Total): | 776 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 776 sqft | Beds In Bsmt: | 0 / 2 | | | |
| | | # Of Pets: | | | | |

Experience urban living in this fully renovated 2 bedroom, 2 bathroom condo, meticulously reconstructed from the studs up in 2023. Nestled within a solid concrete building and boasting airy 9-foot ceilings and a brand-new interior without a trace of carpet. Enjoy the convenience of in-suite laundry and the luxury of two covered parking spots, all with the benefit of low strata fees, a mere \$190 per month. With ground floor entry from a quiet residential street, embrace the high walk score of 87 allowing easy access to amenities including shopping, restaurants, healthcare, schools, and more. With the R6 Scott Road RapidBus to SkyTrain and Newton Exchange, this property offers the opportunity to live conveniently on the Surrey/Delta border. Don't miss out—schedule your appointment today!