

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2015
Frontage (ft):	Bathrooms:	2	Age:	9
Lot Area:	Full Baths:	2	Zoning:	CD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,551.23
Rear Yard Exp:	Maint. Fee:	420.00	For Tax Year:	2023
View:			P.I.D.:	029-260-892

Style of Home:	Inside Unit,Penthouse	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	79
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: Crossroads Management - 778-578-4445

Complex / Subdiv: GEMINI II

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: PL BCS4350 LT 73 DL 14 LD 36 TWP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Club House,Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Recreation Center

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Microwave

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions

Listing Broker(s): Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 9'3			
Main	Dining Room	12'5 x 8'5			
Main	Kitchen	9'1 x 9'11			
Main	Primary Bedroom	11'7 x 12'11			
Main	Bedroom	10'5 x 10'6			
Main	Den	5'2 x 4'11			
Main	Foyer	5'3 x 6'10			

Finished Floor (Main):	989 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	989 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	989 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

GEORGIA AWARD winning project - the GEMINI II. Top Floor, South Facing, 2 Bedroom, 2 Full Bath luxury condo with quality construction. Beautifully finished & fully rain screened. Lovely engineered hardwood floors; 9' Ceilings; Oversized windows; modern white shaker cabinetry & granite kitchen with high-end SS Bosch & Fisher Paykel appliances and gas top stove. Crown molding throughout. Spacious primary bedroom has private door to the patio; fabulous en-suite with heated floors, walk-in frameless shower and double sinks. Building features a guest suite, gym, lounges, BBQ area, garden, car wash area, and courtyard. A short level walk to shops, transit, hospital, and recreation. Shows like a brand new condo, move right in today!