

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1990
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	34
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,912.33
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	411.35	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	016-817-052

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco,Vinyl	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	47 - Total Units in Strata: 47
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	The Wynford Group - 604-261-0285
<b>Complex / Subdiv:</b>	EMERALD PARK
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 27 OF DISTRICT LOT 283 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NWS3394 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'5 x 12'9	Main	Foyer	7'11 x 4'2
Main	Dining Room	14'9 x 9'1			
Main	Kitchen	13'10 x 9'6			
Main	Primary Bedroom	14'6 x 13'1			
Main	Walk-In Closet	6'11 x 6'5			
Main	Bedroom	11'3 x 10'1			
Main	Den	10'6 x 8'1			

<b>Finished Floor (Main):</b>	1,262 sqft	<b># Of Rooms:</b>	8	<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	Main	4	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,262 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,262 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: No			

Welcome to Emerald Park! This stunning 1262 sq ft, 2 bedroom, 2 bathroom PLUS DEN condo offers a perfect blend of comfort, style, and convenience. Meticulously renovated in 2019 with quality materials this unit features quartz countertops and stainless steel appliances in the kitchen, large windows with an open floor plan allow plenty of natural light in. The Primary Bedroom includes a 4 piece ensuite and large WIC. Enjoy your morning coffee on the patio overlooking the private yard. Emerald Park is within walking distance of Pitt Meadows Elementary, conveniently located steps away from the library and many of Pitt Meadow's sought-after attractions, local restaurants, and the West Coast Express. \*Virtually staged by Pixlworks\*