

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	2	Age:	2
Lot Area:		Full Baths:	2	Zoning:	RM5S
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,706.17
Rear Yard Exp:		Maint. Fee:	640.28	For Tax Year:	2023
View:	Yes			P.I.D.:	031-636-004

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains/City
Mgmt. Company:	AWM alliance real estate group - 604-685-3227
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 10, PLAN EPS8278, DISTRICT LOT 153, GROUP 1, 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,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Recreation Center,Concierge
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	LeHomes Realty Premier

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 11'7			
Main	Dining Room	11'3 x 8'7			
Main	Kitchen	8'5 x 8'2			
Main	Den	7'8 x 5'0			
Main	Primary Bedroom	10'8 x 9'1			
Main	Bedroom	9'7 x 9'5			
Main	Foyer	10'11 x 3'11			

Finished Floor (Main):	972 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	972 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	972 sqft	# Of Pets:				

In the heart of Metrotown, this spacious 972 sqft with 2bedrooms,2Bathrooms, 1Den offers a luxurious living. Enjoy unobstructed mountain and city views from the bedroom, dining room, living room, and kitchen, 9' ceiling, AC. Modern kitchen features full-height cabinetry, Bosch S.S. appliances, larger island, composite stone countertops. Take in breathtaking scenery and sunsets from the 276 sqft corner balcony. Over 6,000 sqft of luxury amenities—bowling lounge, concierge, gym, and more,Including 1Parking, 1Locker, Conveniently located steps from Metropolis at Metrotown Skytrain, bus loops, shopping centers ,library, Superstore,T&T, and Crystal Mall. Great opportunity for investment, retirement, or a young family, this property offers a comfortable and stylish living