

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2019
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	5
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	R2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,849.76
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	538.91	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	030-916-097

<b>Style of Home:</b>	Corner Unit,End Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	Community	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric,Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Fenced Yard,Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : Lake & Mountains
<b>Mgmt. Company:</b>	Homelife Advantage Realty - 604-858-7368
<b>Complex / Subdiv:</b>	Lakeside
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 8, PLAN EPS6332, SECTION 24, TOWNSHIP 22, 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
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry
<b>Site Influences:</b>	Golf Course Nearby,Marina Nearby,Private Setting,Recreation Nearby,Waterfront Property
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Water Treatment
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 15'6	Main	Primary Bedroom	15'0 x 12'11
Main	Foyer	5'0 x 10'0			
Main	Dining Room	14'2 x 8'6			
Main	Kitchen	8'10 x 12'2			
Main	Bedroom	7'10 x 12'5			
Main	Bedroom	10'6 x 11'10			
Main	Walk-In Closet	5'0 x 10'10			

<b>Finished Floor (Main):</b>	1,343 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	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,343 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,343 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Lakeside at Cultus Lake, an exclusive WATERFRONT luxury end unit condo. Beautiful bright open kitchen with a sprawling island perfect for entertaining, quartz countertops, high-end stainless steel appliances & gas stove. Durable high end hardwood flooring, a beautiful captivating fireplace, large expansive windows & deck to take in the unobstructed views of the lake. Nat-Gas BBQ hook up, tankless hot water on demand, heated bathroom floors, A/C for each room & much more. This exclusive condo comes with a private boat slip, 2 secure parking spaces and a floating entertainment lounge with BBQ area and beautiful pergola for shade on hot summer days. This freehold lakefront property on Cultus Lake is very limited so call today to view this amazing home!