

Depth/Size (ft):	0.0	Bedrooms:	1	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	1	Age:	30
Lot Area:		Full Baths:	1	Zoning:	RM3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,465.50
Rear Yard Exp:	North	Maint. Fee:	410.41	For Tax Year:	2023
View:	No			P.I.D.:	018-517-099

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	Full	Locker:	Yes
Renovations:	Completely	Units in Dev:	58 - Total Units in Strata: 58
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Associa BC Inc. - 604-257-0325
Complex / Subdiv:	CRYSTAL GATE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 52, PLAN LMS1127, DISTRICT LOT 95, 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 1 OR V, AS APPROPRIATE
Amenities:	Elevator,In Suite Laundry,Recreation Center
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Grand Central Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'5 x 6'5			
Main	Kitchen	8'5 x 8'1			
Main	Dining Room	9'0 x 7'0			
Main	Living Room	16'1 x 13'2			
Main	Den	8'11 x 8'5			
Main	Primary Bedroom	12'10 x 11'1			

Finished Floor (Main):	823 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	823 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	823 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to 'Crystal Gate'. This top floor corner unit has been completely renovated from top to bottom in 2023. Well maintained complex with full Rain Screening in 2006, New Roof 2016, and recently updated common area carpets. The elevator workings was refurbished in 2023. Spacious living room and beautiful double french doors into the den area. Cozy gas fireplace. Really private wrap around balcony perfect for summer enjoyment and BBQ's. 1 underground Parking stall and 1 Storage locker. Quiet neighbourhood, transit right outside your door, short walk to Edmonds Skytrain Station. Highgate Shopping Centre just up the street with groceries, drugstore, doctor and dentist offices, restaurants and much more. Don't miss out on this real gem. Largest Condo in the area for sale right now.