

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	2	Age:	5
Lot Area:		Full Baths:	2	Zoning:	CD-19
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,966.51
Rear Yard Exp:		Maint. Fee:	394.75	For Tax Year:	2023
View:	Yes			P.I.D.:	030-854-792

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Log	Covered Parking:	1
Exterior:	Fibre Cement Board,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	91
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : Surrounding Mountains & River
Mgmt. Company:	Homelife Advantage
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 12, PLAN EPS4943, SECTION 1, TOWNSHIP 23, 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,Elevator,In Suite Laundry
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'10 x 13'4	Main	Storage	5'9 x 4'7
Main	Dining Room	12'4 x 9'8	Main	Foyer	5'5 x 7'2
Main	Living Room	14'4 x 14'5			
Main	Primary Bedroom	14'11 x 16'4			
Main	Walk-In Closet	4'8 x 7'2			
Main	Bedroom	12'9 x 9'3			
Main	Laundry	6'3 x 8'6			

Finished Floor (Main):	1,244 sqft	# Of Rooms:	9	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	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,244 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,244 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Stunning, like new, South facing 2 bed 2 bath condo at The Boardwalk. Walk out your front door to the banks of the Vedder River and the popular trails & parks. Beautiful south west facing suite with a large patio and floor to ceiling windows for all the natural light! Your new home features modern shaker white cabinetry with under-mount sinks, under cabinet lighting, soft close drawers, quartz counters (kitchen & laundry), & black stainless appliances. Tile & laminate flooring throughout. Tall 9 foot ceilings and a gas fireplace with superior finishes and fixtures. Custom California closets throughout. Suite has been owner occupied since day 1 and is well maintained, never been rented out. 2 pets allowed, 1 covered parking! Now it's your opportunity to live in this great neighbourhood!