

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2015
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	1	<b>Age:</b>	9
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	CD-19
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,962.36
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	354.65	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	029-553-661
	Yes			

<b>Style of Home:</b>	1 Storey,Loft/Warehouse Conv.	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete,Glass,Mixed	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding,Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	196
<b># of Fireplaces:</b>		<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>	Rooftop Deck	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : Historic city view
<b>Mgmt. Company:</b>	Associa Property Management - 604-591-6060
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 41, BLOCK 5, PLAN EPS2675, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Bike Room,Club House,Exercise Centre,Garden,In Suite Laundry,Storage
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'8 x 7'7			
Main	Living Room	11'8 x 15'6			
Main	Kitchen	8'2 x 7'10			
Main	Bedroom	9'0 x 8'10			

<b>Finished Floor (Main):</b>	603 sqft	<b># Of Rooms:</b>	4	<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			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	603 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	603 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Award winning Salient Developments brings you the carefully reconstructed Trapp & Holbrook - one block to the skytrain station, groceries, restaurants, and the Waterfront 'River Market' (The Quay). Enjoy historic city views from the comfort of your 1 bedroom apartment in a 20 storey concrete tower with oversized double glazed windows. City living has never been better with 9'8" high ceilings, modern appliances, in-suite laundry, and an exposed brick feature wall in living room. Incredible amenities include one underground parking, one storage locker, exercise room, and a party room and rooftop deck ideal for entertaining on the riverfront. Great investment opportunity!!