

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1983
Frontage (ft):		Bathrooms:	1	Age:	41
Lot Area:		Full Baths:	1	Zoning:	STRATA
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,621.66
Rear Yard Exp:		Maint. Fee:	298.37	For Tax Year:	2023
View:	No			P.I.D.:	002-173-018

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stone,Wood	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 72
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	Paragon Realty - 604-576-3868
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	STRATA LOT 35, PLAN NWS2135, SECTION 34, RANGE 2, 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:	Club House,Elevator,Exercise Centre,In Suite Laundry,Sauna/Steam Room,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Sabre Realty Group

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'0 x 13'0			
Main	Kitchen	8'6 x 7'6			
Main	Dining Room	7'8 x 7'0			
Main	Primary Bedroom	13'0 x 11'0			
Main	Laundry	7'5 x 5'0			
Main	Patio	13'3 x 4'5			

Finished Floor (Main):	777 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):	777 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	777 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Large one bedroom condo with huge living room. Great location close to Hospital and 10 minute walk to Skytrain and shopping tucked away in quiet neighbourhood. Nice gas fireplace included in strata fees and large patio to relax with the birds chirping close by. Well managed building. OPEN HOUSE Sunday May 12th 2-3pm