

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2016
Frontage (ft):		Bathrooms:	2	Age:	8
Lot Area:		Full Baths:	1	Zoning:	N25
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,045.63
Rear Yard Exp:		Maint. Fee:	365.07	For Tax Year:	2023
View:	Yes			P.I.D.:	029-803-331

Style of Home:	2 Storey,Penthouse	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Fibre Cement Board,Mixed	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	67 - Total Units in Strata: 134
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	Yes : mountain - south exposure
Mgmt. Company:	Quay Pacific
Complex / Subdiv:	Hudson's Loft
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 132, PLAN EPS3058, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Bike Room,In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 8'	Above	Bedroom	7'9 x 7'3
Main	Kitchen	12'3 x 9'8			
Main	Den	6'6 x 6'4			
Above	Primary Bedroom	10'9 x 9'8			

Finished Floor (Main):	393 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	357 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	750 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	750 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

2 level Penthouse - 2 bdrm & den in uber trendy Hudson's Loft! 2 decks south facing with great mtn views, fabulous upper deck is 13'8 x 6'9. 2 parking spots. 9' ceilings thru-out & 10'10 in mbdm. White shaker cabinets, quartz countertops, stainless steel appliances, soaker tub w/ rain head shower. Awesome location just steps from Trading Post Eatery, After-Thoughts, restaurants, shopping, trails... all part of this trendy planned community of Central Park. Dog friendly - 2 dogs allowed & no size restriction!