

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2019
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	5
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	CD3488
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,521.54
<b>Rear Yard Exp:</b>	South	<b>Maint. Fee:</b>	272.78	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	030-849-411

<b>Style of Home:</b>	1 Storey,Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Fibre Cement Board,Other	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 54
<b># of Fireplaces:</b>	0 - Fuel: None	<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>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Associa - 604-591-6060
<b>Complex / Subdiv:</b>	Sunstone Village
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 25, PLAN EPS6074, DISTRICT LOT 440, GROUP 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 V
<b>Amenities:</b>	Bike Room,Club House,Elevator,Garden,In Suite Laundry,Playground,Storage
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Paved Road,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'5 x 10'4			
Main	Living Room	11'8 x 9'4			
Main	Dining Room	10'6 x 10'1			
Main	Foyer	5'9 x 9'7			
Main	Primary Bedroom	13'6 x 9'4			
Main	Den	6'5 x 5'5			
Main	Laundry	3'1 x 3'1			

<b>Finished Floor (Main):</b>	588 sqft	<b># Of Rooms:</b>	7	<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 (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	588 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	588 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Spectacular 1 spacious bdrm PLUS den, 1 bthrm almost 600 sf south facing home w/ private, covered balcony. In-floor heating in your bathroom, deep soaker tub! Close organizers. Beautiful laminate flooring, 2" faux wood blinds, carpet in the bedroom, soft close cabinet doors and drawers. Top of the line! Immaculate home w/a great room concept. Stunning white shaker-style cabinets w/quartz countertops, huge island, s/s appliances - brand new stove! 1 parking spot, 1 storage locker. Super bright home. Screens. Great location close to transit, shopping, liquor store, gym, pharmacy, choice schools, etc. So many natural trails to check out! Amenities - bike room, 2 elevators, club house, bike room. Call today. Quick possession available.