

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1975
Frontage (ft):		Bathrooms:	1	Age:	49
Lot Area:		Full Baths:	1	Zoning:	RM-2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,376.62
Rear Yard Exp:		Maint. Fee:	695.34	For Tax Year:	2022
View:	Yes			P.I.D.:	001-332-368

Style of Home:	Corner Unit,End Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Other,Vinyl	Parking Access:	Lane
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 24
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	Yes : Green Space
Mgmt. Company:	Obsidian Management - 604-757-3151
Complex / Subdiv:	Blue Mountain Manor
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 10, PLAN NWS425, DISTRICT LOT 356, GROUP 1, 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:	Elevator,In Suite Laundry,Recreation Center,Storage
Site Influences:	Central Location,Private Setting,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'1 x 12'8			
Main	Dining Room	11'9 x 7'11			
Main	Kitchen	7'2 x 7'0			
Main	Foyer	5'3 x 4'11			
Main	Primary Bedroom	14'8 x 10'10			
Main	Bedroom	11'7 x 10'5			
Main	Storage	7'3 x 3'6			

Finished Floor (Main):	899 sqft	# Of Rooms:	7	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):	899 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	899 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to Blue Mountain Manor. This home has it all with tranquil park & mountain views! Enjoy your morning coffee from one of 2 covered balconies totaling 114SF. This corner unit, 2 bed, 1 bath condo is a great size located across the street from popular Blue Mountain Park. This suite is located on the more favorable north side of the building and offers good natural light. Featuring 2 large bedrooms, living room, separate dining room & gas fireplace for those cold evenings. This well planned galley kitchen comes with updated S/S appliances with restaurant style backsplash. Large pantry/storage room. Insuite Whirlpool washer/dryer + 1 CP storage locker & 1 CP parking. Strata fee includes heat, hot water, and gas. Close to transportation, schools, shops & much more!