

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	1	Age:	28
Lot Area:		Full Baths:	1	Zoning:	C-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,677.00
Rear Yard Exp:	South	Maint. Fee:	362.61	For Tax Year:	2023
View:	Yes			P.I.D.:	023-495-570

Style of Home:	Corner Unit,Penthouse,Rancher/Bungalow	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	37
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	No
Outdoor Area:	Balcony(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	Yes : Mt Baker and City lights
Mgmt. Company:	Campbell Strata Management - 778-574-3454
Complex / Subdiv:	Willow Gate
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	STRATA LOT 34 SECTION 10 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS2489 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,In Suite Laundry,Wheelchair Access
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 11'11			
Main	Dining Room	8'7 x 7'4			
Main	Kitchen	9'8 x 9'2			
Main	Primary Bedroom	15'1 x 10'			
Main	Laundry	4' x 4'			
Main	Foyer	4'5 x 4'			
Main	Flex Room	5'3 x 3'2			

Finished Floor (Main):	762 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	762 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	762 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

FANTASTIC VALUE! PENTHOUSE - TOP FLOOR SOUTH WEST CORNER in the heart of Willowbrook. Incredible panoramic Mount Baker & City lights view from all rooms & huge partly covered wrap around balcony perfect for sun rise coffee & sunset dining! Bright & spacious 762 sF open plan one bedroom unit boasts large kitchen with breakfast bar counter open to dining rm & living rm w/cozy gas heatilator fireplace. Enjoy the convenience of a large walkthrough closet leading to semi-ensuite bathroom, insuite washer/dryer & insuite storage room/flex space (could be office nook). One covered parking space. Loads of parking close by. Two pets welcome, no size restriction. Rentals allowed. Perfectly located steps to EVERYTHING - Willowbrook Shopping Centre, restaurants, transit & upcoming skytrain. A must see!