

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

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

<b>View:</b>	Yes : Mt Baker and City lights
<b>Mgmt. Company:</b>	Campbell Strata Management - 778-574-3454
<b>Complex / Subdiv:</b>	Willow Gate
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
<b>Legal:</b>	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
<b>Amenities:</b>	Elevator,In Suite Laundry,Wheelchair Access
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	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			

<b>Finished Floor (Main):</b>	762 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		Yes	
<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>	762 sqft	<b>Basement:</b>	None						
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100						
<b>Grand Total:</b>	762 sqft	<b># Of Pets:</b>	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!