

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2002
Frontage (ft):		Bathrooms:	1	Age:	22
Lot Area:		Full Baths:	1	Zoning:	OTHER
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,857.72
Rear Yard Exp:		Maint. Fee:	457.74	For Tax Year:	2023
View:	No			P.I.D.:	025-388-312

Style of Home:	Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Concrete,Mixed	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 173
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	STRATACO MGMT
Complex / Subdiv:	SHAUNESSY SQUARE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 158, PLAN LMS4193, DISTRICT LOT 464, 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
Amenities:	Exercise Centre
Site Influences:	Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX Colonial Pacific Realty, RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 16'7			
Main	Dining Room	14'7 x 5'6			
Main	Kitchen	8'5 x 9'4			
Main	Bedroom	8'7 x 15'11			
Above	Bedroom	14'7 x 13'0			

Finished Floor (Main):	754 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	270 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,024 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,024 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

WELCOME HOME TO SHAUGHNESSY SQUARE! This TOP FLOOR boasts over 1,000 sq. ft, a PRIVATE DECK, high ceilings, and more! Most importantly, it has been EXTENSIVELY RENOVATED from top to bottom! Features include a FULLY UPDATED kitchen with counter tops, backsplash & appliances! ALL flooring has been updated as well as FULLY UPDATED bathroom! Great for first time home buyers, ideally located minutes from shopping, recreation, dining, grocery, and more! ACT FAST, BOOK YOUR PRIVATE SHOWING TODAY!