

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2020
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	4
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,093.88
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	511.33	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	030-989-809

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Glass	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	359 - Total Units in Strata: 112
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : river view off balcony
<b>Mgmt. Company:</b>	FirstService Residential BC - 855-273-1967
<b>Complex / Subdiv:</b>	Avalon 2 / River District
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 143 DISTRICT LOT 331 GROUP 1 NEW WESTMINSTER DISTRICT STRATAPLAN EPS6476 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>	Exercise Centre,Guest Suite,In Suite Laundry
<b>Site Influences:</b>	Central Location
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Oakwyn Realty Ltd. (Branch), Oakwyn Realty Ltd. (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	9'4 x 12'6	Main	Patio	17'6 x 6'5
Main	Living Room	9'10 x 7'6			
Main	Dining Room	12'2 x 4'9			
Main	Kitchen	9'7 x 8'8			
Main	Foyer	7'4 x 5'0			
Main	Den	9'10 x 4'2			
Main	Bedroom	9'4 x 9'5			

<b>Finished Floor (Main):</b>	784 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	784 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	784 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Avalon 2 at the River District in South Vancouver! This stunning 2 bed and den, 2 bath condo boasts of a spacious balcony offering peak-a-boo views of the river. Enjoy the perfect blend of urban convenience and tranquility in this vibrant community. With its proximity to shopping amenities and a bustling downtown atmosphere, every need is within reach. Immerse yourself in the dynamic lifestyle of South Vancouver while relishing in the comfort of modern living. Don't miss out on the opportunity to make this sought-after condo your new home sweet home. Schedule a viewing today!