

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	2	Age:	28
Lot Area:		Full Baths:	1	Zoning:	RMF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,181.70
Rear Yard Exp:		Maint. Fee:	402.24	For Tax Year:	2023
View:	Yes			P.I.D.:	023-250-356

Style of Home:	Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	
Renovations:	Partly	Units in Dev:	82 - Total Units in Strata: 82
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Beautiful Courtyard
Mgmt. Company:	Davin Management - 604-594-5643
Complex / Subdiv:	MONTEREY
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 32, PLAN LMS2189, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Bike Room,Elevator,Garden,In Suite Laundry,Recreation Center
Site Influences:	Central Location,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Freezer,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrictions
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'7 x 11'10			
Main	Dining Room	9'7 x 19'			
Main	Kitchen	7'11 x 9'8			
Main	Primary Bedroom	11'3 x 11'8			
Main	Bedroom	8'10 x 10'1			
Main	Laundry	4'11 x 4'9			

Finished Floor (Main):	911 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	911 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	911 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

MONTEREY- this bright and cheery 2 bedroom/2 bathroom condo has much to offer! Walking distance to shopping, restaurants, transit, and schools. A corner unit with a wonderful open plan and a lovely view of the courtyard gardens with beautiful Magnolia trees just waiting to bloom! Relax by your gas fireplace (natural gas included in your strata fees) with your dog (up to 25 lbs) or two cats. 2nd Bedroom is perfect for a guest room or large home office. Very quiet location in the building, and comes complete with two roomy parking spots. Entertain with a BBQ on your deck, OR head on up to the ROOFTOP DECK for a 360 degree view to enjoy the sunshine and outdoor space!