

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1995
Frontage (ft):		Bathrooms:	1	Age:	29
Lot Area:		Full Baths:	1	Zoning:	RA-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,495.22
Rear Yard Exp:		Maint. Fee:	341.35	For Tax Year:	2022
View:	No			P.I.D.:	019-172-125

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	103 - Total Units in Strata: 210
# 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:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Profile Properties - 604-464-7548
Complex / Subdiv:	THE CRESCENT
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 18 DISTRICT LOT 174 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLNA LMS 1856 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,Exercise Centre,In Suite Laundry,Recreation Center,Sauna/Steam Room,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 11'11			
Main	Dining Room	11'11 x 8'0			
Main	Kitchen	9'8 x 8'7			
Main	Bedroom	13'3 x 10'10			
Main	Foyer	3'10 x 3'6			

Finished Floor (Main):	735 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	735 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	735 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome FIRST TIME BUYERS, INVESTORS OR DOWNSIZERS to this BEAUTIFUL ground floor LARGE one-bedroom unit! Step into spacious living with the open concept design highlighted by the kitchen that seamlessly connects to the formal dining area. Enjoy the modern touch of newer wide plank laminate flooring, FRESH PAINT and upgraded bathroom fixtures. This unit boasts convenience with NEW WSHAER/DRYER and stainless-steel appliances. The GENEROUS master suite features a cheater door to the main bathroom. Step outside to the southern exposed covered patio for outdoor enjoyment. Amenities include exercise room, sauna, hobby room and party room. Close to the mall, Sky train station, cafés, restaurants, and Westwood Elementary. Don't miss out on this inviting home offering both comfort and style!