

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2008
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	16
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM3
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,806.54
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	373.06	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-661-270

<b>Style of Home:</b>	1 Storey,Penthouse	<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>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(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>	No

<b>View:</b>	Yes : Greenbelt
<b>Mgmt. Company:</b>	DWELL Property Management - 604-821-2999
<b>Complex / Subdiv:</b>	ZORA
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 50, PLAN BCS3128, SECTION 3, TOWNSHIP 8, 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 V
<b>Amenities:</b>	Bike Room,Elevator,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Greenbelt,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
<b>Listing Broker(s):</b>	Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'			
Main	Kitchen	12'10 x 11'			
Main	Dining Room	12' x 7'			
Main	Primary Bedroom	13'10 x 11'8			
Main	Den	13'9 x 8'6			

<b>Finished Floor (Main):</b>	893 sqft	<b># Of Rooms:</b>	5	<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 (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	893 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	893 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Attention First time homebuyers and investors! Welcome to this spacious 1-bedroom condo with a huge den, which can easily be a second bedroom, in the sought-after Zora Complex. Backs onto a serene greenbelt, offering peaceful views and privacy. Enjoy the luxury of 9-foot ceilings, with pets and rentals allowed for flexibility. Includes 1 locker and bike storage for convenience. Conveniently located close to transit and shopping amenities. Bask in sunlight on the sunny south-facing balcony. Your perfect urban oasis awaits.