

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

Style of Home:	1 Storey,Penthouse	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Greenbelt
Mgmt. Company:	DWELL Property Management - 604-821-2999
Complex / Subdiv:	ZORA
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	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
Amenities:	Bike Room,Elevator,In Suite Laundry,Storage
Site Influences:	Central Location,Greenbelt,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	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			

Finished Floor (Main):	893 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	893 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	893 sqft	# Of Pets:	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. Saturday April 13th and Sunday April 14th, 2-4 PM.