

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1999
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	25
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	C3
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,349.37
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	506.79	<b>For Tax Year:</b>	2022
<b>View:</b>			<b>P.I.D.:</b>	024-524-808

<b>Style of Home:</b>	Corner Unit,Ground Level Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Vinyl	<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>	- Total Units in Strata: 264
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** PACIFIC QUORUM - 604-998-1364

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 121, PLAN LMS3199, DISTRICT LOT 190, GROUP 1, 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 1

**Amenities:** Exercise Centre,In Suite Laundry,Pool; Indoor,Recreation Center,Sauna/Steam Room,Swirlpool/Hot Tub,Wheelchair Access

**Site Influences:**

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed w/Rest.

**Listing Broker(s):** Axford Real Estate

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	11'11 x 13'1			
Main	Living Room	11'11 x 16'0			
Main	Dining Room	11'7 x 6'0			
Main	Bedroom	9'2 x 12'2			
Main	Kitchen	8'1 x 10'1			
Main	Foyer	3'10 x 5'3			
Main	Primary Bedroom	9'9 x 15'9			

<b>Finished Floor (Main):</b>	1,073 sqft	<b># Of Rooms:</b>	7	<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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,073 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,073 sqft	<b># Of Pets:</b>				

This AMAZING 2 bed +den (could be 3rd bedroom), 2 bath, 1070+ sqft ground floor, corner unit condo boasts a huge outdoor patio that's perfect for entertaining! Move in ready including kitchen upgrades, flooring, paint, light fixtures, fireplace surround, and more! Enjoy the 400sqft fully fenced private patio, the spacious living & dining areas, and a HUGE den that is perfect for working from home or a 3rd bedroom! 2 side by side parking PLUS storage locker. Steps to all levels of schools, WCE and Skytrain station, Rocky Point Park, Brewers Row, Suterbrook Village and shopping and restaurants! This complex is extremely well maintained and offers fantastic amenities including an indoor pool/hot tub/sauna, kids playroom and gym. 2 EV charging spots available. Open house Sat. April 27th 1-3pm.