

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2013
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	1	<b>Age:</b>	11
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,558.80
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	196.33	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	029-128-226

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood,Other	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Other,Vinyl,Wood	<b>Parking Access:</b>	Front,Rear
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Underground,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	70 - Total Units in Strata: 70
<b># of Fireplaces:</b>	0 - Fuel:	<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	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** City Base Management

**Complex / Subdiv:** EMERALD HEIGHTS

**Services Connected:** Community,Electricity,Water

**Legal:** STRATA LOT 34, BLOCK 5N, PLAN EPS1549, SECTION 35, RANGE 2W, 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,Club House,Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry

**Site Influences:** Central Location,Cul-de-Sac,Gated Complex,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Pantry,Sprinkler - Fire

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

**Listing Broker(s):** eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'8' x 7'4'			
Main	Living Room	10'5' x 12'11			
Main	Bedroom	8'10' x 7'6'			
Main	Foyer	4'5' x 3'10'			
Main	Patio	9'7' x 6'6'			

<b>Finished Floor (Main):</b>	422 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	No
<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>	422 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	422 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

5th floor COZY bachelor home with PRIME LOCATION! Features a spacious open-concept kitchen w/ granite counters, stainless steel appliance, laminate floors, & numerous large cabinets for a clutter-free space. Large sliding doors open to a balcony, providing a southeast view-filling the living room space in natural light. This stunning studio-style home also comprises of 1 bathroom, convenient in-suite laundry & 1 parking Amenities: clubhouse, gym, & guest suite for added comfort. 5 minutes walk to skytrain, minutes walk to Central City Mall, SFU campus, Hospital, shops, mall & city hall. Seize the opportunity to own a gem in Whalley's sought-after neighbourhood. This well-maintained unit is in excellent condition, offering style & convenience. Open House April 27|28th 12-2pm.