

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

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage Underbuilding
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	70 - Total Units in Strata: 70
# of Fireplaces:	0 - Fuel: None	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,Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: City Base Management

Complex / Subdiv:

Services Connected: Community,Electricity,Sanitary Sewer,Water

Legal: STRATA LOT 34, BLOCK 5N, PLAN EPS1549, SECTION 35, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, TOGETHER

Amenities: Club House,Elevator,Exercise Centre,Guest Suite,In Suite Laundry

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

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

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions

Listing Broker(s): eXp Realty (Branch)

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

Finished Floor (Main):	422 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):	422 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	422 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

5th floor COZY bachelor home with PRIME LOCATION! Features a spacious open-concept kitchen with granite counters, stainless steel appliance, and laminate floors. Large sliding doors open to a balcony, providing a southeast view-filling the living room space in natural light. This stunning studio 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. Great Invest. Unit! Seize the opportunity to own a gem in Whalley's sought-after neighbourhood. Open House Sat & Sun 2-4pm.