

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	2	Age:	2
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,725.80
Rear Yard Exp:		Maint. Fee:	403.03	For Tax Year:	2023
View:	Yes			P.I.D.:	031-735-436

Style of Home:	Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Concrete	Parking Access:	
Foundation:		Parking:	Garage; Underground, Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	126
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air, Heat Pump	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Ocean and mountain view
Mgmt. Company:	AWM Alliance - 604-685-3224
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Septic, Storm Sewer, Water
Legal:	SL 114 SEC 11 TWP 1 NEW WESTMINSTER LAND DISTRICT STRATA PLAN EPS7717 TOGETHER WITH AN INTEREST IN T
Amenities:	Air Cond./Central, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Recreation Center, Storage, Wheelchair Access
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions
Listing Broker(s):	Homelife Benchmark Realty Corp., Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 14'6			
Main	Dining Room	12'8 x 6'9			
Main	Kitchen	13'1 x 13'10			
Main	Primary Bedroom	10'2 x 10'11			
Main	Bedroom	10'6 x 10'0			
Main	Den	9'2 x 8'7			
Main	Foyer	10'5 x 5'2			

Finished Floor (Main):	1,050 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,050 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,050 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

This newly built, immaculately kept 2 bed and den, 2 bath home in Altus is a true gem! Loaded with extras and boasting a stunning open floor plan, it offers breathtaking views of both mountains and ocean. The attention to detail shines through with top-of-the-line finishes throughout. The heart of this home is undoubtedly the dream kitchen, complete with an oversized island and breakfast bar, perfect for entertaining guests or enjoying quiet meals with loved ones. Whether you're admiring the scenery from the comfort of your living room or preparing a meal in the chef's kitchen, every moment spent in this home is sure to be memorable. 2 parking with EV charger, 2 pets allowed. Amazing amenity room, gym, and patio space with BBQ. Centrally located walking distance to everything. Shows a 10+!