

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1972
Frontage (ft):		Bathrooms:	1	Age:	52
Lot Area:		Full Baths:	1	Zoning:	RM-5
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,311.73
Rear Yard Exp:		Maint. Fee:	468.38	For Tax Year:	2023
View:	No			P.I.D.:	003-303-888

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed,Stucco	Parking Access:	Lane
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	36 - Total Units in Strata: 36
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Water
Legal:	STRATA LOT 6, PLAN VAS78, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, UNDIV 227/10000 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS
Amenities:	Elevator,Garden,Sauna/Steam Room,Shared Laundry,Storage
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed
Features:	Dishwasher,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'7 x 3'2			
Main	Kitchen	8'6 x 8'11			
Main	Dining Room	8'4 x 8'2			
Main	Living Room	17'8 x 11'8			
Main	Bedroom	18'2 x 12'8			

Finished Floor (Main):	763 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 (Bsmnt):	0 sqft	Suite:	None			
Finished Floor (Total):	763 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	763 sqft	Beds In Bsmnt:	0 / 1			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Discover urban living in this renovated ground-level corner unit in the heart of the West End. With a generous layout, this oversized 1 Bed/1 Bath home blends modern living with timeless elegance. As you step inside, be greeted by the distinctive charm of post & beam ceilings, adding an architectural depth that complements the cozy wood-burning fireplace. Don't forget the expansive 230 sqft private fenced patio, providing a serene retreat and a perfect venue for entertaining, gardening, or simply soaking up the peaceful surroundings. This unit redefines ground floor living by offering unparalleled privacy and an idyllic garden setting. Residents benefit from recent upgrades, including a new roof, refurbished balconies, and a refreshed exterior. Steps to Stanley park, shops and restaurants.