

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	1	Age:	3
Lot Area:		Full Baths:	1	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,197.78
Rear Yard Exp:		Maint. Fee:	257.43	For Tax Year:	2023
View:	Yes			P.I.D.:	031-516-173

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground, Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate, Tile	Fixtures Rmvd:	No

View:	Yes : Burnaby Mountains
Mgmt. Company:	Rancho Management Services
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	STRATA LOT 88, PLAN EPS7495, DISTRICT LOT 9, 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 V
Amenities:	Air Cond./Central, Bike Room, Club House, Exercise Centre, In Suite Laundry, Recreation Center, Sauna/Steam Room
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features:	
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Not Allowed
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	8'8 x 7'7			
Main	Dining Room	7'11 x 5'10			
Main	Kitchen	12'2 x 7'7			
Main	Bedroom	9'11 x 7'5			
Main	Walk-In Closet	6'7 x 5'8			
Main	Foyer	7'10 x 3'7			

Finished Floor (Main):	461 sqft	# Of Rooms:	6	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):	461 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	461 sqft	# Of Pets:	Cats: Yes, Dogs: No			

This modern Junior 1 Bedroom Apartment in Burquitlam boasts comfort and convenience in 461 sq ft of interior space complemented by a 103 sq ft balcony. Ideal for singles or couples, it offers views of Burnaby Mountain and features A/C for climate control. Enjoy the luxury of a designated parking spot with an EV charger and a storage locker. With concrete construction and LEED certification, sustainability is prioritized. Inside, custom storage solutions like the Pax wardrobe and dimmable lights enhance livability. Building amenities include a gym, dog walking area, and more, with a concierge available till 11:30 pm. Nearby, find dining options, a supermarket, and the Burquitlam Skytrain station. Access major highways easily. Perfect for those seeking a contemporary urban lifestyle with all