

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	3	Age:	14
Lot Area:		Full Baths:	2	Zoning:	RM-30
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$3,114.93
Rear Yard Exp:		Maint. Fee:	476.69	For Tax Year:	2023
View:	No			P.I.D.:	028-324-536

Style of Home:	Corner Unit,3 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Rear
Foundation:		Parking:	Carport & Garage
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	153 - Total Units in Strata: 153
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Dwell Mgmt - 604-821-2999
Complex / Subdiv:	West Newton
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 134, PLAN BCS3268, SECTION 18, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Exercise Centre,In Suite Laundry,Playground,Pool; Outdoor,Sauna/Steam Room,Swirpool/Hot Tub
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Oven - Built In,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Bedroom	8'3 x 10'8	Above	Primary Bedroom	11'1 x 12'1
Main	Kitchen	14'4 x 8'7	Above	Walk-In Closet	7'7 x 4'9
Main	Dining Room	11'0 x 9'1			
Main	Living Room	14'5 x 13'7			
Main	Eating Area	10'5 x 12'5			
Above	Bedroom	8'9 x 11'3			
Above	Bedroom	8'11 x 11'11			

Finished Floor (Main):	749 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	678 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	3	No
Finished Floor (Total):	1,657 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,657 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Impeccable SALUS CORNER UNIT recognized for its excellence in West Coast development by ADERA! This large freshly painted 4-bed, 3-bath TH boasts an open concept floor plan with SS Appl. Gas F/P. Tons natural light from numerous oversized windows.The lower level 4th bed could serve as office. Primary bed features stunning vaulted ceilings. Clubhouse offers a range of amenities including a spa, outdoor swimming pool, hot tub, sauna, steam shower, exercise center, and a 3500 sqft rooftop deck. Located steps away from Boundary park and Sunshine Hills shopping, schools, bus stop, North Delta Water Shed Park, trails. Easy access to USA Border, and main highways. School catchments include Beaver creek elementary & Tamanawis Secondary.**OPEN HOUSE SUN April 27 from 1:00-3:00pm**