

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	1981
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	43
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	R5
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$955.02
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	324.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	001-867-377

<b>Style of Home:</b>	Ground Level Unit	<b>Parking:</b>	Total: 1 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Mixed,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Greenspace
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 8, PLAN NWS1648, DISTRICT LOT 27, GROUP 2, 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 1 OR V, AS APPROPRIATE
<b>Amenities:</b>	Elevator,In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Not Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'7 x 7'6			
Main	Dining Room	7'4 x 10'4			
Main	Living Room	11'11 x 15'6			
Main	Bedroom	12'1 x 13'3			
Main	Laundry	4'9 x 4'7			
Main	Foyer	4' x 7'4			

<b>Finished Floor (Main):</b>	689 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	689 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	689 sqft	<b>Beds In Bsmt:</b>	0 / 1			
		<b># Of Pets:</b>	Cats: No, Dogs: No			

Fully renovated 1 bedroom condo backing beautiful green space. No expense spared in this complete renovation. Upgraded electrical and lighting, new flooring, paint, fixtures throughout. Kitchen offers new soft close cabinetry, tile backsplash, quartz counters, new appliances and under cabinet lighting. Living/dining room with large patio slider, fresh paint and pot lighting. Spacious master with double closets, ceiling fan and big window. Bathroom has tiled tub and shower, new toilet and vanity. In suite Laundry. All of this in a central, walkable location!