

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1995
Frontage (ft):	Bathrooms:	2	Age:	29
Lot Area:	Full Baths:	2	Zoning:	ZLR2
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,145.02
Rear Yard Exp:	Maint. Fee:	448.62	For Tax Year:	2023
View:	Yes		P.I.D.:	023-233-770

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	203
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Water & Mountain
Mgmt. Company:	Wynford Group - 604-261-0285
Complex / Subdiv:	WATERSIDE
Services Connected:	Community,Electricity,Natural Gas,Water
Legal:	STRATA LOT 158, BLOCK 4N, PLAN LMS2166, SECTION 1, RANGE 7W, 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
Amenities:	Bike Room,Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Storage
Site Influences:	Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Grand Central Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'4 x 5'9	Main	Patio	18'1 x 12'1
Main	Living Room	16'3 x 10'6			
Main	Dining Room	8'9 x 8'1			
Main	Kitchen	14'7 x 8'7			
Main	Primary Bedroom	15'11 x 11'2			
Main	Bedroom	12'8 x 9'0			
Main	Laundry	6'3 x 4'6			

Finished Floor (Main):	1,050 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,050 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,050 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

YOUR WAIT IS OVER. RARELY AVAILABLE UNIT. Imagine waking up to this stunning view every morning. After your morning walk or job on the dyke, enjoy your morning coffee on your large 18 x 12 patio overlooking the WATER & MOUNTAIN VIEWS evening summer BBQs. Nothing to do but move in. This well maintained home offers 2 bdrms/2 full bath, 2 parking, 1 locker, 1 bike room, lots of storage, large laundry, Cozy gas fireplace. Completely renovated. Chef's kitchen with massive kitchen island, stone countertops, built-in wine rack, s/s appliances, custom cabinetry, hardwood floors, spa-like bathrooms and so much more. Open layout with no wasted space, a VIEW from every room. Amazing locations, steps to Olympic Oval and shops. OPEN HOUSE SUN. MAY 12th 12-2pm.