

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	1	Age:	33
Lot Area:		Full Baths:	1	Zoning:	CD120
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,287.71
Rear Yard Exp:		Maint. Fee:	302.71	For Tax Year:	2023
View:	Yes			P.I.D.:	013-596-110

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 129
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : Mountains, Ocean and City
Mgmt. Company:	Quay Pacific - 604-685-8830
Complex / Subdiv:	Chancellor Place
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 41 SECTION 24 TOWNSHIP 4 NEW WESTMINSTER DISTRICTSTRATA PLAN NW2962 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,Exercise Centre,Garden,In Suite Laundry,Pool; Indoor,Recreation Center,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm
Bylaw Restrict:	Pets Not Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'9 x 7'7			
Main	Dining Room	11'10 x 7'1			
Main	Living Room	11'10 x 14'2			
Main	Primary Bedroom	11'4 x 12'7			
Main	Solarium	11'0 x 5'7			
Main	Laundry	3'9 x 7'7			

Finished Floor (Main):	750 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):	750 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	750 sqft	# Of Pets:	Cats: No, Dogs: No			

PANORAMIC VIEWS to the mountains, ocean and sunsets from this fantastic 1 Bed, 1 Bath home with a glassed-in solarium for a total of 815 square feet. Your open-concept living room & kitchen have unobstructed views and are perfect for entertaining. Also enjoy your stunning view from the primary bedroom, and relax in your renovated and modern bathroom with soaker tub. Lots of storage, large in-suite laundry room, PLUS a storage locker and 1 underground parking spot. Across the street from shops, restaurants, and transit! Great for commuters with close freeway & bridge access. This quiet, concrete building is well maintained and has a pool, gym, billiards & games room, community garden & onsite caretaker. No Pets. By appointment