

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	31
Lot Area:		Full Baths:	2	Zoning:	RMM
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,231.06
Rear Yard Exp:		Maint. Fee:	511.24	For Tax Year:	2023
View:	Yes			P.I.D.:	018-002-366

Style of Home:	Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Concrete	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	95
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View: Yes : Mount Baker

Mgmt. Company:

Complex / Subdiv: Regency Park

Services Connected: Electricity,Natural Gas,Storm Sewer,Water

Legal: STRATA LOT 72, PLAN LMS645, PART NW1/4, SECTION 21, TOWNSHIP 16, 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

Amenities: Elevator,Exercise Centre,Guest Suite,Pool; Indoor,Swirlpool/Hot Tub,Wheelchair Access

Site Influences: Central Location,Gated Complex,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

Listing Broker(s): Fraser Property Management Realty Services Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4' x 7'6	Main	Storage	4'4 x 5'4
Main	Dining Room	14'5 x 11'11			
Main	Kitchen	11'8 x 11'7			
Main	Living Room	13'8 x 16'			
Main	Primary Bedroom	11'3 x 14'6			
Main	Bedroom	9'4 x 12'5			
Main	Solarium	19'7 x 5'10			

Finished Floor (Main):	1,141 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,141 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,141 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

This very spacious 2 bedroom 2 bathroom condo has absolutely one of the most beautiful panoramic views in the building. Soon as you enter the foyer your eyes are drawn to the oversized windows and magnificent views of the mountains, snow capped Mount Baker and the valley. Enclosed solarium is a huge bonus as the balcony can be used whole year. One of the best locations in the building with two parking spots and its own large storage locker on the same floor. This condo is extremely clean and kept in a beautiful condition by an original owner, a real pleasure to show. Located in tower 3 there's no need to go over to the next building for recreation as the indoor pool, hot tub, steam room, gym and guest suites are all located on the lower floors. Amazing amenities! OPEN HOUSE this weekend