

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2004
Frontage (ft):	Bathrooms:	2	Age:	20
Lot Area:	Full Baths:	2	Zoning:	RM5
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,549.74
Rear Yard Exp:	Maint. Fee:	429.64	For Tax Year:	2023
View:			P.I.D.:	026-780-143

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	103
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold prepaid-Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile,Carpet	Fixtures Rmvd:	

View:

Mgmt. Company: Century 21 Prudential Estates - 604-278-2121

Complex / Subdiv:

Services Connected: Electricity,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 7, PLAN BCS1993, DISTRICT LOT 102, GROUP 1, 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: Bike Room,Elevator,In Suite Laundry,Recreation Center,Storage

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Microwave

Bylaw Restrict: Pets Allowed

Listing Broker(s): Coldwell Banker Prestige Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'7 x 6'4	Main	Patio	18'9 x 17'9
Main	Living Room	10'5 x 13'7			
Main	Dining Room	10'5 x 6'5			
Main	Kitchen	8'5 x 8'11			
Main	Primary Bedroom	10'6 x 10'6			
Main	Walk-In Closet	6'4 x 4'5			
Main	Bedroom	8'4 x 12'7			

Finished Floor (Main):	844 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	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	844 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	844 sqft	# Of Pets:				

Welcome to a Aurora home features 12 foot ceilings and a HUGE 274 square foot patio are just 2 of many highlights in this amazing 2 bed/2 bath home! Freshly painted this open concept unit features s/s appliances, granite counters, electric fireplace and large floor to ceiling windows that BRIGHTEN the space. Relax and enjoy greenbelt views from your QUIET & oversized patio. Built by award winning Polygon, this CONCRETE building is located in SFU's master planned community surrounded by trails, parks & just steps from the village where you'll find shops, eateries, transit, childcare facilities and an elementary school.