

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1998
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	26
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	C-8
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,086.72
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	470.85	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	024-209-015

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Concrete	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	60 - Total Units in Strata: 60
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<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>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Fraser River
<b>Mgmt. Company:</b>	Rancho Management - 604-684-4508
<b>Complex / Subdiv:</b>	THE CLARKSON
<b>Services Connected:</b>	Community
<b>Legal:</b>	STRATA LOT 33 BLOCK 13 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3317TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Elevator,Exercise Centre,Garden,In Suite Laundry,Storage,Wheelchair Access
<b>Site Influences:</b>	
<b>Features:</b>	Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'9 x 7'4			
Main	Living Room	15'4 x 10'9			
Main	Dining Room	8'4 x 8'			
Main	Primary Bedroom	10'10 x 10'8			
Main	Bedroom	10'2 x 8'10			

<b>Finished Floor (Main):</b>	697 sqft	<b># Of Rooms:</b>	5	<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	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	697 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	697 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

RIVER VIEW! CORNER UNIT! The Clarkson, a very well managed building. This 2 bedroom 1 bathroom condo is light and bright with floor to ceiling windows. Laminate flooring throughout the main living area. Slate flooring in the kitchen and stainless steel appliances. Primary bedroom has a walk-thru closet to the 4 pc main bathroom. Exercise facility. Secured parking and storage locker. One block to the sky train, New Westminister Quay, Douglas College, all shopping & restaurants. A great place to invest. OPEN HOUSE SAT March 23 1-3pm