

|                         |     |                    |        |                            |             |
|-------------------------|-----|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> |     | <b>Bedrooms:</b>   | 2      | <b>Approx. Year Built:</b> | 2010        |
| <b>Frontage (ft):</b>   |     | <b>Bathrooms:</b>  | 1      | <b>Age:</b>                | 14          |
| <b>Lot Area:</b>        |     | <b>Full Baths:</b> | 1      | <b>Zoning:</b>             | C-3         |
| <b>Flood Plain:</b>     |     | <b>Half Baths:</b> | 0      | <b>Gross Taxes:</b>        | \$2,081.40  |
| <b>Rear Yard Exp:</b>   |     | <b>Maint. Fee:</b> | 427.01 | <b>For Tax Year:</b>       | 2022        |
| <b>View:</b>            | Yes |                    |        | <b>P.I.D.:</b>             | 028-425-898 |

|                         |                |                         |                                       |
|-------------------------|----------------|-------------------------|---------------------------------------|
| <b>Style of Home:</b>   | Upper Unit     | <b>Parking:</b>         | Total: 1 - Covered: 1                 |
| <b>Construction:</b>    | Frame - Wood   | <b>Covered Parking:</b> | 1                                     |
| <b>Exterior:</b>        | Other          | <b>Parking Access:</b>  | Front                                 |
| <b>Foundation:</b>      |                | <b>Parking:</b>         | Garage Underbuilding, Visitor Parking |
| <b>Rain Screen:</b>     | Full           | <b>Locker:</b>          |                                       |
| <b>Renovations:</b>     |                | <b>Units in Dev:</b>    | 21 - Total Units in Strata: 21        |
| <b># of Fireplaces:</b> |                | <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>    | Asphalt        | <b>Fixtures Leased:</b> | No                                    |
| <b>Floor Finish:</b>    | Laminate,Mixed | <b>Fixtures Rmvd:</b>   | No                                    |

**View:** Yes : North Shore Mountains

**Mgmt. Company:** Fraser Property Management Rea - 604-466-7021

**Complex / Subdiv:** URBAN GREEN

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

**Legal:** STRATA LOT 12 SECTION 17 TOWNSHIP 12 NEW WESTMINSTER DISTRICT STRATA PLAN BCS4005 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** Elevator,In Suite Laundry

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm,Sprinkler - Fire

**Bylaw Restrict:** Rentals Allwd w/Restrctns

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

| Floor | Type            | Dimensions  | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main  | Living Room     | 10'6 x 13'6 |       |      |            |
| Main  | Kitchen         | 6'8 x 7'    |       |      |            |
| Main  | Primary Bedroom | 11'6 x 9'8  |       |      |            |
| Main  | Bedroom         | 11' x 8'    |       |      |            |
| Main  | Dining Room     | 7'10 x 7'6  |       |      |            |

|                                |          |                                   |      |                       |                    |                 |
|--------------------------------|----------|-----------------------------------|------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 763 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                  | 3                  | No              |
| <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> | 763 sqft | <b>Basement:</b>                  | None |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft   | <b># or % of Rentals Allowed:</b> |      |                       |                    |                 |
| <b>Grand Total:</b>            | 763 sqft | <b># Of Pets:</b>                 |      |                       |                    |                 |

Rare find for 14 year old 2 bedroom unit close to downtown, shopping, recreation, restaurants and transit. Close to sports fields and Thomas Haney High School. Granite counter tops, baseboards and trim. North/West location so with view of North Shore mountains from deck. Over height garage door entry for access to most vans and pickups