

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2021
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	3
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,991.89
<b>Rear Yard Exp:</b>	South	<b>Maint. Fee:</b>	291.93	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	031-469-418

<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>	Glass,Mixed,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Carport & Garage
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<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>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate,Carpet	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** Rancho Management - 604-648-4508

**Complex / Subdiv:** Scott & Nicholson

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

**Legal:** STRATA LOT 75, PLAN EPS5983, SECTION 13, TOWNSHIP 4, 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 V

**Amenities:** Club House,Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Storage

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

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Other - See Remarks

**Bylaw Restrict:** Pets Allowed,Rentals Allowed

**Listing Broker(s):** Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'4 x 10'			
Main	Kitchen	13'7 x 8'6			
Main	Primary Bedroom	12' x 8'7			
Main	Bedroom	11'3 x 8'1			
Main	Laundry	6'5 x 5'7			

<b>Finished Floor (Main):</b>	720 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	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	720 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	720 sqft	<b># Of Pets:</b>				

TOP FLOOR!!! DO NOT miss your chance again to get into DELTA's HOTTEST development. This TWO bedroom, TWO bath 720 sq. ft. home is located on the TOP 6th FLOOR --- facing south. South facing patio has natural gas BBQ hook up, perfect for grilling all year round. Master bedroom and living room features HIGH ceilings and an extra large laundry room which would make an excellent pantry! Your new home includes a VERY LARGE PARKING STALL. Building offers full GYM, gas fire pit, dining area, office set up, bocce ball and ping pong! Perfect for an INVESTMENT or FIRST TIME HOME BUYER. Perfectly located steps from Save-on Foods, McDonalds and Walmart. Easy access to the Alex Fraser Bridge, Hwy 10 and Hwy 91. Call now to set up a private viewing!