

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	1	<b>Age:</b>	15
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$694.57
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	331.43	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	027-879-569

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stone,Vinyl	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	188
<b># of Fireplaces:</b>	1 - Fuel: Electric	<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>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** Quay Pacific

**Complex / Subdiv:** TAMARIND WESTSIDE

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

**Legal:** STRATA LOT 83, PLAN BCS3397, SECTION 25, TOWNSHIP 13, 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,In Suite Laundry

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

**Features:** Clothes Washer/Dryer,CltHwsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Smoke Alarm,Sprinkler - Fire

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed

**Listing Broker(s):** ROYAL LEPAGE DOWNTOWN REALTY (AOIR)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4' x 5'5"			
Main	Kitchen	12'1" x 6'			
Main	Laundry	5'2" x 6'1"			
Main	Living Room	10'6" x 13'1"			
Main	Dining Room	14'4" x 6'9"			
Main	Bedroom	9' x 12'			
Main	Walk-In Closet	5'2" x 4'			

<b>Finished Floor (Main):</b>	644 sqft	<b># Of Rooms:</b>	7	<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 (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	644 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	644 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

BONUS 2 PARKING STALLS! This top floor home has it all! With the building fully restored, this spacious 1 bedroom home offers elegant finishings including quartz countertops and backsplash, stainless appliance package, stacking washer and dryer in a separate laundry room (offering extra storage space in your home) and a terrific patio overlooking the skyline of the Fraser Valley. The bedroom is spacious, as is the walk-in closet. Bright and clean! This home offers it all. Pets are welcome! Up to 2 cats or 1 small dog (with restrictions), and the property is fully rentable making this home a terrific option for all. Located just a few minutes away from Highstreet Shopping Centre, restaurants, entertainment and with easy access to Highway 1, this location cannot be beat!