

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	2	Age:	2
Lot Area:		Full Baths:	2	Zoning:	CD10
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:		Maint. Fee:	366.53	For Tax Year:	2023
View:	Yes			P.I.D.:	903-031-503

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Metal	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	First Nations Lease
Fuel/Heating:	Baseboard,Electric,Heat Pump	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	Yes

View:	Yes : Mountains
Mgmt. Company:	Homelife Advantage
Complex / Subdiv:	Skynest
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 3 WITHIN LOT 350 CLSR 11018 TZEACHTEN IR #13
Amenities:	Club House,Guest Suite,Storage
Site Influences:	Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15' x 10'8			
Main	Living Room	15'4 x 13'8			
Main	Dining Room	13'7 x 10'8			
Main	Den	7'1 x 11'			
Main	Primary Bedroom	11' x 10'6			
Main	Bedroom	9'6 x 11'6			

Finished Floor (Main):	1,304 sqft	# Of Rooms:	6	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):	1,304 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,304 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to The Skynest! Luxury living in this 45+ building, walking distance to shopping, restaurants, Vedder River & all that Garrison Crossing has to offer. This gorgeous 2 bed/2 bath + den condo offers over 1300 sqft of space with the retiree lifestyle in mind. High end finishings, heated bathroom floors, spacious open concept design, large covered patio that you can enjoy year round, & secure parking with storage. Clubhouse with roof top patio, outdoor kitchen, fire tables and guest suites.