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| Depth/Size (ft): | | Bedrooms: | 1 | Approx. Year Built: | 2018 |
| Frontage (ft): | | Bathrooms: | 1 | Age: | 6 |
| Lot Area: | | Full Baths: | 1 | Zoning: | CD-1 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$1,699.01 |
| Rear Yard Exp: | | Maint. Fee: | 307.24 | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 030-420-687 |

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| Style of Home: | Other | Parking: | Total: 1 - Covered: 1 |
| Construction: | Concrete | Covered Parking: | 1 |
| Exterior: | Concrete,Glass | Parking Access: | |
| Foundation: | | Parking: | Add. Parking Avail.,Garage Underbuilding |
| Rain Screen: | | Locker: | No |
| Renovations: | | Units in Dev: | 332 |
| # of Fireplaces: | | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Baseboard,Electric | Property Disc: | Yes |
| Outdoor Area: | Patio(s),Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Other | Fixtures Leased: | No |
| Floor Finish: | Laminate,Tile | Fixtures Rmvd: | No |

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|---------------------|--|
| View: | Yes : City, Mountain |
| Mgmt. Company: | |
| Complex / Subdiv: | Park Tower 3 |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | STRATA LOT 290, PLAN EPS4621, DISTRICT LOT 36, GROUP 1, 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: | Bike Room,Club House,Elevator,Exercise Centre,In Suite Laundry,Playground |
| Site Influences: | Central Location,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Microwave |
| Bylaw Restrict: | Pets Allowed w/Rest.,Rentals Allwd w/Restrctns |
| Listing Broker(s): | Royal LePage Northstar Realty (S. Surrey) |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|------------|-------|------|------------|
| Main | Living Room | 9'7 x 9'11 | | | |
| Main | Flex Room | 4'10 x 9'4 | | | |
| Main | Solarium | 6'5 x 9'9 | | | |
| Main | Bedroom | 9'1 x 9'4 | | | |
| Main | Kitchen | 9'7 x 9'11 | | | |
| Main | Foyer | 4'2 x 3'9 | | | |
| Main | Patio | 10'8 x 2'8 | | | |

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|-------------------------|----------|--------------------|----------------------|----------------|-------------|----------|
| Finished Floor (Main): | 564 sqft | # Of Rooms: | 7 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 3 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | | | |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 564 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 564 sqft | Beds In Bsmt: | 0 / 1 | | | |
| | | # Of Pets: | Cats: Yes, Dogs: Yes | | | |

Welcome to unit 2901 at Wall Centre's Central Park Tower 3 project. Inside offers a well designed 564SQFT living space, including high end finishes and appliances. With a gas range, soft close shaker style cabinetry and the sleek design of the kitchen, you're going to love living here! Wake up and enjoy the incredible view of the sunrise and city views with that million dollar 29th floor view! Amenities include a spacious fitness centre, community garden, lounge with private patio, playground and courtyard! Outside offers the convenience of location. Grab your coffee from Liberte Cafe & Restaurant located on the ground floor, walk up to Kingsway for endless restaurant options and enjoy being walking distance to Central Park & Joyce Skytrain Station! Book your private showings today!