

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2017
Frontage (ft):		Bathrooms:	1	Age:	7
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,870.35
Rear Yard Exp:		Maint. Fee:	293.54	For Tax Year:	2023
View:	Yes			P.I.D.:	030-220-611

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass,Other	Parking Access:	Rear
Foundation:		Parking:	Garage; Single,Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	462 - Total Units in Strata: 462
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : Beautiful City & Mountain View
Mgmt. Company:	Rancho Property Management - 604-684-4508
Complex / Subdiv:	Park Avenue West
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 279 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS4403 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,Playground,Pool; Outdoor,Sauna/Steam Room,Swirlpool/Hot Tub,Tennis Court(s),Concierge
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Hot Tub Spa/Swirlpool,Microwave,Smoke Alarm,Sprinkler - Fire,Swimming Pool Equip.,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	9'9 x 7'11			
Main	Kitchen	13'6 x 5'3			
Main	Primary Bedroom	8'5 x 7'6			
Main	Walk-In Closet	6'9 x 4'1			
Main	Dining Room	9'9 x 5'3			

Finished Floor (Main):	448 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsm):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	448 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	448 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Stunning and amazingly unobstructed view of the City and North Shore mountains at the luxurious Park Avenue West! This well designed home was built by Concord Pacific and features a private bdrm, large walk in closet and a glorious balcony to sit outside and enjoy the sunsets. Contemporary kitchen with s/s appliances, gas cooktop and beautiful quartz countertops. Resort style amenities are a MUST SEE including concierge, outdoor pool, hot tub, tennis courts, fitness studio, meeting room, theatre, golf simulator room, yoga pavilion and a beautiful roof top sky garden! Located in the heart of the city with short walking distance to King George skytrain, SFU campus, Central city mall, Holland Park and trendy restaurants. Perfect for first time home buyers. Call for your private showing today!