

Depth/Size (ft):	0	Bedrooms:	3	Approx. Year Built:	1995
Frontage (ft):		Bathrooms:	4	Age:	29
Lot Area:		Full Baths:	3	Zoning:	RSF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,206.28
Rear Yard Exp:		Maint. Fee:	625.00	For Tax Year:	2023
View:	Yes			P.I.D.:	001-501-933

Style of Home:	3 Storey,Floating Home	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Propane Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Propane Gas	Property Disc:	No
Outdoor Area:	Patio(s) & Deck(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : MOUNTAIN
Mgmt. Company:	
Complex / Subdiv:	CANOE PASS VILLAGE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 39, PLAN NWS2245, DISTRICT LOT 59, GROUP 2, 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 1
Amenities:	Garden
Site Influences:	Central Location,Gated Complex,Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Wet Bar
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	13'5 x 8'11	Abv Main 2	Recreation Room	10'9 x 7'8
Main	Kitchen	10'8 x 14'3	Abv Main 2	Bedroom	8'4 x 13'0
Main	Living Room	13'9 x 13'1			
Main	Dining Room	9'11 x 12'9			
Above	Primary Bedroom	15'2 x 16'7			
Above	Walk-In Closet	5'4 x 5'1			
Above	Bedroom	11'3 x 12'11			

Finished Floor (Main):	744 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	767 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmnt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	1,868 sqft	Crawl/Bsmnt Height:		Abv Main 2	3	No
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,868 sqft	Beds In Bsmnt:	0 / 3			
		# Of Pets:				

Welcome to your custom built waterfront retreat in the exclusive Canoe Pass Village,where luxury meets coastal charm!This stunning property offers unparalleled living space,complete with a rooftop deck+private 35' boat slip!Step inside to discover almost 1900sq.ft of meticulously designed living space!The main level features a thoughtful layout, seamlessly blending the living, dining, and kitchen areas,French doors to private deck and large windows flood the interior with natural light.Second level with luxurious master suite retreat+generous ensuite plus a second bedroom with ensuite.Third level w/third bedroom +ROOFTOP DECK boasting panoramic views of the water and mountains-perfect for soaking in the breathtaking sunsets!!! Garage+ parking stall. Main \$625/mo. A WATERFRONT LIFESTYLE!