

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2016
Frontage (ft):	Bathrooms:	1	Age:	8
Lot Area:	Full Baths:	1	Zoning:	CD-1
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,471.00
Rear Yard Exp:	Maint. Fee:	353.91	For Tax Year:	2023
View:			P.I.D.:	030-020-182

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 623
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 337, BLOCK 6, PLAN EPS3434, 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: Elevator,Exercise Centre,Garden,In Suite Laundry,Playground,Pool; Indoor,Storage,Swirlpool/Hot Tub

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features:

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

Listing Broker(s): RE/MAX City Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	9'9 x 7'10			
Main	Living Room	11'1 x 10'4			
Main	Bedroom	10'1 x 10'1			
Main	Kitchen	8'2 x 8'0			
Main	Foyer	4'4 x 4'6			
Main	Walk-In Closet	7'3 x 4'1			

Finished Floor (Main):	566 sqft	# Of Rooms:	6	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 (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	566 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	566 sqft	Beds In Bsmt:	0 / 1			
		# Of Pets:				

Wow, experience urban living at its best in this extremely well-kept one-bedroom condo. Featuring a generously sized den ideal for use as a second bedroom, this unit offers both flexibility and practicality. Take advantage of our exclusive offer which includes EV parking and an additional storage conveniently situated on the same unit-level. Central Park, the skytrain station, community centre, shopping and dining all just a few minutes away. Convenience meets comfort! Don't miss out on this move-in ready gem! Come and compare, Don't wait - schedule your viewing. Open house on April 27 Sat, 2-4 pm