

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2011
Frontage (ft):		Bathrooms:	1	Age:	13
Lot Area:		Full Baths:	1	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,915.09
Rear Yard Exp:		Maint. Fee:	494.58	For Tax Year:	2023
View:	No			P.I.D.:	028-912-781

Style of Home:	Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick	Parking Access:	
Foundation:		Parking:	Garage Underbuilding, Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 358
# 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:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	AWM Alliance - 604-685-3227
Complex / Subdiv:	MAYFAIR PLACE
Services Connected:	Community, Electricity, Natural Gas, Storm Sewer, Water
Legal:	STRATA LOT 64, BLOCK 5N, PLAN BCS4488, SECTION 34, RANGE 6W, 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:	Air Cond./Central, Club House, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Playground, Pool; Outdoor, Recreation Center
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features:	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Refrigerator, Smoke Alarm, Stove
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	10'2 x 12'2			
Main	Bedroom	8'6 x 12'6			
Main	Living Room	11'1 x 9'6			
Main	Dining Room	11'1 x 10'1			
Main	Kitchen	7'7 x 9'4			
Main	Foyer	4'0 x 7'2			
Main	Walk-In Closet	4'5 x 5'2			

Finished Floor (Main):	805 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	805 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	805 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome home to this 2 bed 1 bath PENTHOUSE, at the highly desirable MAYFAIR by POLYGON. This unit faces the quiet & sunny side of the complex, features granite/quartz counters throughout, S/S appliances, laminate flooring, master bdrm w/ large walk-in-closet, high ceilings, A/C & a large sunny balcony! HUGE 8,000 sf clubhouse offering a heated outdoor swimming pool, lounge, gym, billiards & movie rooms & much more. In close proximity to all amenities: Aberdeen SkyTrain Station, Aberdeen Centre, Parker Place, Lansdowne Mall, Richmond Centre, Tomsett Elementary, YVR Airport & more! TWO parkings & ONE storage locker. Best location & Best value!