

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2015
Frontage (ft):	Bathrooms:	2	Age:	9
Lot Area:	Full Baths:	1	Zoning:	N25
Flood Plain:	Half Baths:	1	Gross Taxes:	\$1,645.26
Rear Yard Exp:	Maint. Fee:	309.00	For Tax Year:	2023
View:	No		P.I.D.:	029-668-484

Style of Home:	2 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Hudsons Loft
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 48, PLAN EPS3058, SECTION 21, TOWNSHIP 16, 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,In Suite Laundry,Storage
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'7 x 10'8			
Main	Living Room	14'1 x 5'5			
Main	Foyer	7'11 x 3'9			
Above	Bedroom	10'9 x 8'4			
Main	Patio	12'2 x 6'1			

Finished Floor (Main):	372 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	265 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	637 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	637 sqft	Beds In Bsmt:	0 / 1			
		# Of Pets:	2 - Cats: Yes			

"Hudson's Loft" in Central Park! This 1 bed 1.5 bath loft style home has an 18ft ceiling & floor to ceiling windows in the living room. High end finishing throughout include engineered hardwood flooring, stainless appliances, quartz counter tops, under mount sinks & glass railings just to name a few! South facing balcony off the living room. Centrally located this property is surrounded by cafes, restaurants, parks and more! This is a great investment opportunity or perfect for the first time home buyer. 2 pets & rentals allowed. EXCELLENT CONDITION!