

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	15
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,371.46
<b>Rear Yard Exp:</b>	South	<b>Maint. Fee:</b>	745.07	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-758-311

<b>Style of Home:</b>	Corner Unit,Rancher/Bungalow	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Concrete,Glass	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	129
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : 180 degree ocean view
<b>Mgmt. Company:</b>	First Service Residential - 604-683-8900
<b>Complex / Subdiv:</b>	Miramar Village
<b>Services Connected:</b>	Community
<b>Legal:</b>	STRATA LOT 75, PLAN BCS3236, SECTION 10, TOWNSHIP 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
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,Guest Suite,In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 14'8			
Main	Kitchen	19'4 x 8'5			
Main	Dining Room	10'6 x 9'5			
Main	Primary Bedroom	14' x 12'4			
Main	Bedroom	11'4 x 10'4			
Main	Laundry	8'10 x 3'8			

<b>Finished Floor (Main):</b>	1,282 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,282 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,282 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Spacious 2 bedroom/2bathroom condo will surpass your expectations with breathtaking south, west, east and partial north views with floor to ceiling wrap around windows. Sunrises and sunsets in one day!! Watch the Snowbirds Airshow and US Fireworks show. Boasts all of the features and functionality one would want in high rise living. Updated flooring, extra kitchen cabinetry together with custom built in office/desk area. Also Murphy bed in guest suite, Miele cappuccino maker, wine cooler, newer garburator and new primary bathroom shower glass surround with radiant heat. Enjoy comfortable year round living with 2 heat/air conditioning pump units as well as lots of natural light throughout the home. Entertainment, shopping and professional services all within short walking distances.