

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	1	Age:	15
Lot Area:		Full Baths:	1	Zoning:	MULTI
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,522.96
Rear Yard Exp:		Maint. Fee:	365.65	For Tax Year:	2023
View:				P.I.D.:	027-907-538

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Concrete Frame	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:	Partly	Units in Dev:	503 - Total Units in Strata: 503
# of Fireplaces:	1 - Fuel: Electric,None	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:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Southvan Property Mgmt.
Complex / Subdiv:	SILHOUETTE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 2, PLAN BCS3426, DISTRICT LOT 4, 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:	Bike Room,Elevator,Exercise Centre,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Sprinkler - Fire,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'6 x 3'9			
Main	Den	7'10 x 6'1			
Main	Kitchen	8'1 x 9'5			
Main	Dining Room	11'1 x 10'5			
Main	Living Room	11'1 x 10'5			
Main	Primary Bedroom	9'8 x 12'2			
Main	Walk-In Closet	4'3 x 4'6			

Finished Floor (Main):	718 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	718 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	718 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

BRIGHT, LARGE WINDOWS, SW VIEW. A terrific purchase for those who prefer quick, easy access in & out of their home. 2LC is located in close proximity to all of the building amenities: gym, parking, playground, guest suite & storage. No need to spend time waiting for the elevator, perfect for dog walking & easy mobility. Steps to Skytrain, shopping, eateries & entertainment. Updated paint, flooring & light fixtures in modern, pleasing color scheme, Gas Range & SS appliances. 2 bdrm closets. BONUS: expansive den/office & large southwest facing & private patio. Visitor Parking Pass. 1 parking stall (P2 544), 1 HUGE storage locker (P4-002) + a bike locker room. This condo is the gift that keeps on giving.