

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

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete Frame	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	503 - Total Units in Strata: 503
<b># of Fireplaces:</b>	1 - Fuel: Electric,None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	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			

<b>Finished Floor (Main):</b>	718 sqft	<b># Of Rooms:</b>	7	<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	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	718 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	718 sqft	<b># Of Pets:</b>	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. O/H WED MAY 1 (5-6pm)