

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	1	Age:	17
Lot Area:		Full Baths:	1	Zoning:	C1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$839.10
Rear Yard Exp:	West	Maint. Fee:	326.28	For Tax Year:	2023
View:	No			P.I.D.:	027-167-283

Style of Home:	1 Storey,Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:	Completely	Units in Dev:	- Total Units in Strata: 49
# of Fireplaces:	0 - Fuel: None	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,Other	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	NAI Goddard and Smith - 604-534-7974
Complex / Subdiv:	Madison Place
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 27, PLAN BCS2487, SECTION 3, TOWNSHIP 8, 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,Club House,Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Central Location,Golf Course Nearby,Lane Access,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Smoking Restrictions
Listing Broker(s):	One Percent Realty Ltd., One Percent Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 8'6	Main	Laundry	3'1 x 3'
Main	Dining Room	11'5 x 8'8			
Main	Living Room	13'9 x 11'			
Main	Foyer	5'10 x 4'2			
Main	Primary Bedroom	15'8 x 10'1			
Main	Walk-In Closet	7'8 x 3'11			
Main	Den	8'2 x 4'6			

Finished Floor (Main):	692 sqft	# Of Rooms:	8	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):	692 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	692 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Almost 700 sf 1 bdrm plus den, 1 full bthrm in the Madison Place complex. Primary has walk thru double closets. Beautifully renovated with modern finishings - quartz counters, s/s appliances, breakfast bar, backsplash, laminate & tile flooring, white shaker cabinets. A/C unit, covered private balcony. 1 parking spot, 1 storage locker. This unit is east facing, looking out the back of the building so not onto 56th. Great opportunity to buy a brand new home! 1 dog (45cm to shoulder) or 1 cat. No smoking building. Close to KPU, schools, shopping, transit, future skytrain. Amenities include a gym, club house, games room. Quick possession available.