

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1995
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	29
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	R5
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,592.84
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	382.40	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	018-456-596

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 14
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Metal,Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MOUNTAINS
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	MOUNTAIN VIEW TERRACE
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer
<b>Legal:</b>	STRATA LOT 9, PLAN LMS1075, DISTRICT LOT 267, GROUP 2, 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 1
<b>Amenities:</b>	Elevator,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	RE/MAX Nyda Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'1 x 16'10			
Main	Kitchen	9'11 x 7'10			
Main	Dining Room	8'11 x 8'2			
Main	Primary Bedroom	12'3 x 13'			
Main	Bedroom	8'10 x 12'6			
Main	Laundry	5'2 x 6'4			
Main	Foyer	5'2 x 6'4			

<b>Finished Floor (Main):</b>	967 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		No	
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1						
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None						
<b>Finished Floor (Total):</b>	967 sqft	<b>Crawl/Bsmt Height:</b>							
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None						
<b>Grand Total:</b>	967 sqft	<b>Beds In Bsmt:</b>	0 / 2						
		<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes						

Location, Location, Location!!!ALERT! Investors, First Time Buyers This 3rd story Sardis condo is located within walking distance of all major amenities. restaurants, shopping and dog park are only 1-2 blocks away! This home features a very open/spacious living area with gas fireplace, 2 bedrooms including a large Primary bedroom, In -suite laundry, storage locker, Pet Friendly. Enjoy beautiful mountain views & lots of natural sunlight in this NE facing Home.