

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2004
Frontage (ft):		Bathrooms:	1	Age:	20
Lot Area:		Full Baths:	1	Zoning:	APT
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,306.07
Rear Yard Exp:		Maint. Fee:	311.00	For Tax Year:	2002
View:	Yes			P.I.D.:	025-975-056

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	137 - Total Units in Strata: 137
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	Yes : Mountain
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL BCS879 LT 55 DL 191 LD 36. GROUP 1, & DL 470, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN
Amenities:	Bike Room,Exercise Centre,In Suite Laundry
Site Influences:	Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'			
Main	Dining Room	14' x 7'9"			
Main	Kitchen	12'6" x 8'			
Main	Primary Bedroom	12'5" x 11'			
Main	Bedroom	11'4" x 8'7"			
Main	Other	10' x 7'			

Finished Floor (Main):	878 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	878 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	878 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	1 - Cats: Yes, Dogs: Yes			

This renovated Sinclair condo is ideal for enjoying Rocky Point's summer! With updated granite counters, stainless steel appliances, and new hardwood floors, it's modern living at its finest. The master bedroom is spacious, and the second room can serve as a TV room, guest room, or den. It boasts amenities like a gym and party room, with a locker and parking stall, including EV charging available for hook up in stall for \$3800. Plus, one pet is allowed. Situated near Newport Village and Suterbrook, it offers convenience in a walkable neighborhood.