

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	1	Age:	6
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,918.30
Rear Yard Exp:		Maint. Fee:	337.26	For Tax Year:	2023
View:	Yes			P.I.D.:	030-457-076

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	349 - Total Units in Strata: 349
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	

View:	Yes : CITY, WATER, MOUNTAINS
Mgmt. Company:	AWM ALLIANCE
Complex / Subdiv:	
Services Connected:	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 212, BLOCK 5N, PLAN EPS4743, SECTION 27, RANGE 2W, 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:	Elevator,Guest Suite,In Suite Laundry,Storage,Concierge
Site Influences:	Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'5 x 7'1			
Main	Living Room	9'6 x 7'10			
Main	Dining Room	10'5 x 6'6			
Main	Primary Bedroom	11'3 x 9'5			
Main	Foyer	5'0 x 3'5			

Finished Floor (Main):	537 sqft	# Of Rooms:	5	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	Crawl/Bsmt Height:				
Finished Floor (Total):	537 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	537 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Built in 2018, this 1-bed, 1-bath condo offers unparalleled eastern views. Wake up to stunning sunrises from the 36th floor every day! This condo is not just a home but a fantastic investment opportunity. With KPU downstairs, SFU just across the plaza and the Skytrain 1/2 block away, it's an ideal spot for students or astute investors. Why pay for student housing when you can purchase this condo and invest in your future at the same time! Safety and convenience are paramount, with the 4-star Central Hotel providing 24-hour security, and Dominion Bar & Kitchen & Prado cafe right in the lobby. This home comes with 1 parking space & storage locker. Whether you're seeking a savvy investment or a chic urban retreat, this condo offers the epitome of modern city living at an affordable price.