

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	32
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	R558
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,591.60
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	416.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	018-410-685

<b>Style of Home:</b>	End Unit,Rancher/Bungalow	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 30
<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	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : Mountain. Winter River View
<b>Mgmt. Company:</b>	ECM Strata Management - 604-855-9895
<b>Complex / Subdiv:</b>	Heritage Park Lane
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 13 DISTRICT LOT 1 GROUP 3 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS1033 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
<b>Amenities:</b>	Elevator,In Suite Laundry,Storage,Wheelchair Access
<b>Site Influences:</b>	Lane Access,Paved Road,Recreation Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
<b>Listing Broker(s):</b>	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 13'			
Main	Dining Room	9'2 x 9'			
Main	Kitchen	12' x 8'2'			
Main	Bedroom	13'2 x 11'			
Main	Bedroom	10' x 9'4			
Main	Laundry	7'7 x 7'			

<b>Finished Floor (Main):</b>	993 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	993 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	993 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Experience the allure of this stunning southeast corner suite, boasting two expansive balconies offering captivating views of the river and majestic Mt. Baker. This well maintained residence features generously proportioned bedrooms, complemented by a bright kitchen boasting ample counter and cupboard space. With the convenience of two full bathrooms and abundant in-suite storage, along with an additional locker in the underground parking area, every detail has been thoughtfully considered. Enjoy the warmth of a gas fireplace and the luxury of included hot water within the maintenance fee. Situated within close proximity to Lougheed Highway for seamless commuting, and nestled amidst Mission's finest Heritage Park, this property is sure to please.