

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2004
Frontage (ft):		Bathrooms:	2	Age:	20
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,161.93
Rear Yard Exp:		Maint. Fee:	314.39	For Tax Year:	2023
View:	No			P.I.D.:	025-923-382

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	23
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Teamworks - 604-854-1734
Complex / Subdiv:	PACIFIC COURT
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 2, PLAN BCS800, DISTRICT LOT 305, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Security System,Vacuum - Roughed In
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 13'6	Below	Storage	14'10 x 10'9
Main	Dining Room	11'4 x 8'0	Below	Foyer	4'1 x 7'5
Main	Kitchen	8'3 x 10'11			
Above	Primary Bedroom	12'5 x 11'11			
Above	Bedroom	14'10 x 10'11			

Finished Floor (Main):	622 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	597 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	67 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,286 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	1,286 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Affordable living in Pacific Court! Location is great~ walk to schools, transit, shopping, rec, medical, library, restaurants all near! This 1286 2 bdrm, 2 bthrm has a spacious layout and feels like a single family home! Main floor has large living room for hanging out and tv time, and the kitchen has a flex space off it that leads to the huge private upper deck. Large dining area for family dinners. Fantastic large private fenced yard ~ perfect for kids & pets . Both bedrooms are massive, making bedroom sharing easy! Primary suite has his and hers closets and a 5 pc jack and jill ensuite/bath. Parking for two with the double tandem garage. Great value in this boutique 23 unit family friendly complex. Call today to view!