

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2007
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	17
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MR30
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,021.15
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	332.06	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	027-019-110

<b>Style of Home:</b>	2 Storey w/Bsmt.,End Unit	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Mixed,Vinyl	<b>Parking Access:</b>	Front,Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	97 - Total Units in Strata: 97
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<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>	No
<b>Floor Finish:</b>	Laminate,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	Associa - 604-591-6060
<b>Complex / Subdiv:</b>	Kew
<b>Services Connected:</b>	Electricity,Water
<b>Legal:</b>	STRATA LOT 41 SECTION 21 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS2268TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'3 x 13'10	Bsmt	Laundry	5'9 x 6'
Main	Dining Room	12'3 x 8'10			
Main	Kitchen	14'3 x 9'8			
Above	Primary Bedroom	12'1 x 11'11			
Above	Bedroom	14'3 x 10'7			
Bsmt	Foyer	6'6 x 9'6			
Bsmt	Den	7'2 x 9'4			

<b>Finished Floor (Main):</b>	592 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	561 sqft	<b># Of Kitchens:</b>	1	Above	4	No
<b>Finished Floor (Below):</b>	296 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	2	No
<b>Finished Floor (Total):</b>	1,449 sqft	<b>Basement:</b>	Part			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,449 sqft	<b># Of Pets:</b>				

This Fabulous END UNIT is located in the KEW by Mosaic. Located on a quiet street w/lots of additional parking right outside your doorstep. You'll be impressed the moment you walk in the door! An abundance of natural light throughout & private outlook in every room. Convenient den(or?) & 2pc bath are ideal for those who work at home. The open floor plan is an entertainers dream w/a large centre island in the kitchen, 9ft ceilings and a PRIVATE balcony w/treed view. Upstairs you'll find 2 bdrms inc. the Primary suite w/updated 3pc ensuite. Laminate flooring on the main, updated paint, oversized single car garage plus an additional spot. This upscale complex is well kept & steps to shops, transit, schools & parks. This home shows immaculate!