

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1980
Frontage (ft):		Bathrooms:	1	Age:	44
Lot Area:		Full Baths:	1	Zoning:	RM45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,661.49
Rear Yard Exp:		Maint. Fee:	380.00	For Tax Year:	2023
View:	No			P.I.D.:	001-830-040

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete,Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco,Wood	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Hot Water	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No : .
Mgmt. Company:	Fraser Campbell Property Mgmt
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 30, PLAN NWS1511, PART SE1/4, SECTION 15, TOWNSHIP 1, 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 1
Amenities:	Elevator
Site Influences:	
Features:	Dishwasher,Microwave,Refrigerator,Stove
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Performance Power Play Realty

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

Finished Floor (Main):	941 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	941 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	941 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No			

This condo is a 12 out of 10. Totally redone. New flooring, crown molding, paint, new kitchen. This beauty is only 1/2 block to Semiahmoo Mall. It is the best of the best. Quick possession is possible. New Roof in 2018 & New Efficiency Boiler in 2023