

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	3	Age:	2
Lot Area:		Full Baths:	3	Zoning:	CD, RM
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,620.06
Rear Yard Exp:		Maint. Fee:	726.44	For Tax Year:	2023
View:	Yes			P.I.D.:	031-817-556

Style of Home:	Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Concrete,Glass	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	No

View: Yes : City/Mountain

Mgmt. Company: Rancho Management Services - 604-684-4508

Complex / Subdiv: Concord Brentwood Hillside West

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 349 DISTRICT LOT 124 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS8443 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Bike Room,Exercise Centre,In Suite Laundry,Storage,Concierge

Site Influences: Central Location,Gated Complex,Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby

Features:

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'0 x 5'9	Main	Dining Room	14'0 x 8'1
Main	Laundry	4'8 x 5'9	Main	Kitchen	12'0 x 11'3
Main	Primary Bedroom	11'7 x 9'5			
Main	Walk-In Closet	8'1 x 5'8			
Main	Bedroom	9'1 x 9'10			
Main	Bedroom	8'11 x 9'10			
Main	Living Room	11'0 x 12'10			

Finished Floor (Main):	1,259 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	5	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Main	3	Yes
Finished Floor (Total):	1,259 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,259 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Discover the unparalleled luxury of Concord Pacific's "Concord Brentwood Hillside West" Sky Collection - a 3-bedroom, 3-bathroom residence with incredible North East views from this 35th floor home. Enjoy your views from your wrap around deck which blends indoor & outdoor living thanks to the floor to ceiling sliding patio doors. This home features a wide water softening system, 100% EV parking stalls, an intelligent thermostat, touchless automatic car wash accessible via WIFI, and the added convenience of two parking stalls and 2 storage units. State-of-the-art fitness center, lounge, outdoor terraces, landscaped gardens, and Brentwood shopping center steps away! Don't miss out on this 1259 sq ft home! Call now for private viewing! OPEN HOUSE ON SATURDAY MAY 4TH 12-2PM!