

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2018
Frontage (ft):	Bathrooms:	3	Age:	6
Lot Area:	Full Baths:	2	Zoning:	RM2
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,413.96
Rear Yard Exp:	Maint. Fee:	274.08	For Tax Year:	2023
View:			P.I.D.:	030-751-535

Style of Home:	3 Storey,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Rear
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold prepaid-Strata
Fuel/Heating:	Forced Air,Mixed	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 49, PLAN EPS5400, DISTRICT LOT 169, GROUP 2, 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 V
Amenities:	In Suite Laundry
Site Influences:	Central Location,Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'1 x 15'6	Below	Foyer	3'11 x 9'3
Main	Dining Room	12'8 x 14'5	Below	Office	9'8 x 11'4
Main	Living Room	14'1 x 10'6			
Above	Primary Bedroom	10'7 x 11'10			
Above	Walk-In Closet	7'6 x 4'0			
Above	Bedroom	8'0 x 14'5			
Above	Bedroom	9'0 x 10'3			

Finished Floor (Main):	651 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	647 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	70 sqft	# Of Levels:	2	Above	3	Yes
Finished Floor (Bsmnt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	1,368 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,368 sqft	Beds In Bsmnt:	0 / 3			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Pelican Cove a special END unit that shows like new (B1 plan)! Spacious and bright with 9' ceilings, extra windows! Open concept living/dining areas, oversize kitchen (s/steel appliances, gas stove, white cupboards) adjacent balcony off kitchen is 14'8"x6" perfect for entertaining. Upper floor features three large bedrooms, luxurious ensuite plus second full bathroom. Total two bathrooms up and 2 piece bath on main. Lower floor has an office space directly off foyer (9'8" x 11'4") easy to separate for privacy from adjacent tandem double garage (14'1'x 27'5")! Super quiet end unit has a front yard and is steps to a park and amenities and the ocean boardwalk and dyke trails!