

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2013
Frontage (ft):	Bathrooms:	2	Age:	11
Lot Area:	Full Baths:	2	Zoning:	RF
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,256.20
Rear Yard Exp:	Maint. Fee:	451.36	For Tax Year:	2023
View:			P.I.D.:	029-159-024

Style of Home:	Penthouse	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	116
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: First Service Residential - 604-683-8900

Complex / Subdiv: Ascend

Services Connected: Electricity,Water

Legal: STRATA LOT 98 SECTION 26 TOWNSHIP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS1391 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,Elevator,Exercise Centre

Site Influences: Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

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

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'11 x 9'5			
Main	Dining Room	8'5 x 8'11			
Main	Living Room	13'10 x 11'3			
Main	Primary Bedroom	10'5 x 12'10			
Main	Bedroom	9'0 x 8'11			

Finished Floor (Main):	847 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	847 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	847 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Charming 2 bed, 2 bath condo on the top floor offers not only comfortable living but also convenience. Top floor means you'll enjoy added peace and quiet. The living area has large windows that flood the space with natural sunlight. The west facing balcony offers picturesque views of the tranquil courtyard below. It's the perfect blend of convenience, comfort, and investment potential, making it a must-see. Close proximity to shopping, restaurants, and the new Skytrain station make for easy commuting and running errands. Comes complete with 2 parking spots and storage locker. Whether you're a first-time homebuyer looking to establish your own space or an investor seeking a lucrative rental opportunity, this condo ticks all the boxes, quick possession is possible!