

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	2	Age:	16
Lot Area:		Full Baths:	2	Zoning:	R6
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,575.22
Rear Yard Exp:		Maint. Fee:	488.71	For Tax Year:	2023
View:	Yes			P.I.D.:	027-467-562

Style of Home:	Corner Unit,Penthouse	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : MOUNTAIN
Mgmt. Company:	VERT REAL ESTATE SERVICES - 778-344-2502
Complex / Subdiv:	VIBE
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 38, PLAN BCS2854, DISTRICT LOT 257, 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:	Elevator,In Suite Laundry
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Oneflatfee.ca, Oneflatfee.ca

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'9 x 8'			
Main	Dining Room	9' x 7'6			
Main	Living Room	11' x 11'			
Main	Primary Bedroom	10'4 x 12'4			
Main	Bedroom	9'4 x 10'6			

Finished Floor (Main):	856 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	856 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	856 sqft	# Of Pets:	Cats: Yes, Dogs: No			

Top floor corner unit at The Vibe! This bright 2 bed, 2 bath gem features a kitchen with dark rich cabinets and a large breakfast bar. The master bedroom boasts a walk-in closet. In-suite laundry and tons of storage space. Includes 2 parking spaces. Enjoy easy freeway access, proximity to Cottonwood Mall, restaurants, and public transit just away. Positioned on the quiet side of the building, this property is ideal for investors or first-time buyers!