

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	0	Age:	16
Lot Area:		Full Baths:	0	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,074.23
Rear Yard Exp:		Maint. Fee:	770.11	For Tax Year:	2023
View:	No			P.I.D.:	027-757-561

Style of Home:	Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete Frame	Covered Parking:	2
Exterior:	Concrete,Glass	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 129
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	First Service Residential
Complex / Subdiv:	MIRAMAR
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 1, PLAN BCS3236, SECTION 10, 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 V
Amenities:	Air Cond./Central,Bike Room,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Outdoor,Recreation Center,Concierge
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX Colonial Pacific Realty, RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'11 x 10'5			
Main	Living Room	13'11 x 12'11			
Main	Dining Room	16'2 x 11'0			
Main	Primary Bedroom	14'0 x 12'0			
Main	Bedroom	13'3 x 10'7			
Main	Den	9'1 x 6'0			
Main	Foyer	6'3 x 5'0			

Finished Floor (Main):	1,293 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1			No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,293 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,293 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

WELCOME HOME TO THE MIRAMAR! Built by BOSA, this one of a kind unit features a STUNNING nearly 2,000 SQ. FT PATIO, with built in GAS FIRE PLACE, custom gazebo, storage shed & garden beds! Interior has been IMMACULATELY well kept, with upgrades such as custom built-in's for the den, and updated countertops & stove top! Walk out to the patio from both the bedrooms and enjoy this truly stunning unit! Amenities include rec room, caretaker, guest suite, and access to pool. IDEALLY LOCATED steps from shopping, dinning, recreation & more! A MUST SEE UNIT, BOOK YOUR PRIVATE SHOWING TODAY!!