

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2024
Frontage (ft):	Bathrooms:	1	Age:	0
Lot Area:	Full Baths:	1	Zoning:	STRATA
Flood Plain:	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:	Maint. Fee:	258.28	For Tax Year:	2023
View:	No		P.I.D.:	032-152-060

Style of Home:	Ground Level Unit,Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	141 - Total Units in Strata: 141
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 9, BLOCK 5N, PLAN EPS9098, SECTION 23, RANGE 2W, 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:	Club House,Elevator,Exercise Centre,In Suite Laundry,Playground,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Oneflatfee.ca

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

Finished Floor (Main):	490 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	490 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	490 sqft	Beds In Bsmt:	0 / 1			
		# Of Pets:				

A great opportunity to own a large brand new, ground floor unit, in the Q5 development. Centrally located close to shopping, amenities, and walking distance to Gateway station. This open concept 1 bedroom and 1 bath unit includes finishes such as quartz counter tops and wide plank laminate throughout. Entertain friends and family with a BBQ on the private gated patio with it's own entrance from 138 st. 1 parking and 1 storage is also included. Be the first to live in this newly built unit!