

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:	299.21	For Tax Year:	2023
View:	No		P.I.D.:	032-152-124

Style of Home:	Corner Unit,Ground Level 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:		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:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Q5
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer
Legal:	STRATA LOT 15, 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	5'7 x 9'9			
Main	Living Room	13' x 13'			

Finished Floor (Main):	551 sqft	# Of Rooms:	3	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):	551 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	551 sqft	Beds In Bsmt:	0 / 1			
		# Of Pets:				

A great opportunity to own a brand new, ground floor, large corner 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 is light and bright thanks to the cool color scheme and ample windows allowing for natural light in every area of the unit. Enjoy your morning coffee on the private patio, with a quiet courtyard view, away from the main street. 1 parking and 1 storage is also included.