

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	32
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,937.64
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	497.78	<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	018-281-516

<b>Style of Home:</b>	Inside Unit,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Stucco	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Hot Water,Natural Gas,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** strataco - 604-294-4141

**Complex / Subdiv:** The Highlands

**Services Connected:** Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** PL LMS222 LT 157 LD 36 SEC 18 TWP 2

**Amenities:** Bike Room,Club House,Elevator,In Suite Laundry,Storage,Wheelchair Access

**Site Influences:** Cul-de-Sac,Private Setting,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

**Listing Broker(s):** RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'8 x 9'3			
Main	Dining Room	9'7 x 8'7			
Main	Living Room	17'10 x 12'3			
Main	Primary Bedroom	12'11 x 11'8			
Main	Bedroom	10'4 x 9'7			
Main	Laundry	6'8 x 5'3			
Main	Foyer	11'7 x 4'8			

<b>Finished Floor (Main):</b>	1,022 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,022 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,022 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Introducing a spacious 2-bedroom, 2-bathroom unit with over 1000 sqft. Enjoy the privacy with bedrooms & baths placed apart.2nd bedroom is great for office space with walk out sliders to the patio. Features include open floor plans, radiant floor heating, & cozy gas fireplaces. Convenient in-suite laundry & storage, along with a patio for outdoor relaxation. The Highlands property boasts landscaped grounds with gazebos, fountains, and ponds. Underground parking and a storage lockers for safety and convenience. Building amenities include a lounge & recreation room on the same floor as your unit. Ample street parking and proximity to transit, schools, and shopping make this an ideal choice. HEAT & GAS INCLUDED IN STRATA FEE. Open House Saturday April 27th 12pm-1:30pm