

Depth/Size (ft):	0	Bedrooms:	1	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	1	Age:	18
Lot Area:		Full Baths:	1	Zoning:	RM45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,972.36
Rear Yard Exp:		Maint. Fee:	390.65	For Tax Year:	2023
View:	No			P.I.D.:	026-736-977

Style of Home:	Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage Underbuilding,Tandem Parking,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 104
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Teamwork Property Management - 604-854-1734
Complex / Subdiv:	ESPRIT SOUTHLANDS
Services Connected:	Community,Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 28, PLAN BCS1941, SECTION 15, TOWNSHIP 8, 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,Exercise Centre,Guest Suite,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer,Compactor - Garbage,Dishwasher,Microwave,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'7 x 3'6	Main	Walk-In Closet	6'11 x 3'8
Main	Kitchen	9'1 x 7'10			
Main	Laundry	3'1 x 6'8			
Main	Dining Room	9'7 x 10'0			
Main	Living Room	8'7 x 13'8			
Main	Den	7'7 x 11'2			
Main	Bedroom	10'4 x 12'7			

Finished Floor (Main):	770 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	770 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	770 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Esprit in Clayton! This 770 SQFT 1 Bedroom + 1 Den condo is situated near Willowbrook Mall and convenient bus transit. This home features a spacious den, perfect for a home office or private dining area. Embrace the inviting ambiance of the open floor plan complemented by a cozy fireplace in the living room. The master bedroom offers a walk-in closet for ample storage. Noteworthy, we include 2 designated parking spaces for your ease. With a beautiful park just steps away, seize the opportunity to make this outstanding residence yours – act fast, it won't be available for long.