

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2000
Frontage (ft):		Bathrooms:	2	Age:	24
Lot Area:		Full Baths:	2	Zoning:	CD-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,662.19
Rear Yard Exp:		Maint. Fee:	757.54	For Tax Year:	2023
View:	Yes			P.I.D.:	024-846-261

Style of Home:	Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Concrete,Glass,Mixed	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	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:	Tile - Concrete	Fixtures Leased:	
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	

View:	Yes : Water and Marina
Mgmt. Company:	Rancho Management Services - 604-684-4508
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 301 FALSE CREEK NEW WESTMINSTER DISTRICT STRATA PLAN LMS4255 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Bike Room,Elevator,Exercise Centre,Garden,In Suite Laundry,Pool; Indoor,Concierge
Site Influences:	Adult Oriented,Central Location,Marina Nearby,Paved Road,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Oakwyn Realty Downtown Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'1' x 10'7'			
Main	Dining Room	9'11' x 8'11'			
Main	Kitchen	11'8' x 8'11'			
Main	Primary Bedroom	11'5' x 9'1'			
Main	Bedroom	11'7' x 8'8'			
Main	Office	8'3' x 7'2'			

Finished Floor (Main):	1,003 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,003 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,003 sqft	# Of Pets:				

Welcome to Marina Resort! Located on iconic Marinaside Cres, just steps from the Sea Wall. Amazing upper unit floor features 2 bdrm/2 bath, 1001 sqft, with amazing views of the marina. Open floor plan that flows through the living/dining/kitchen. Enjoy the private balcony, great for summer days. Brand new gas stove & dishwasher. Home comes with 2 parking/1 storage. 1 parking is currently rented out to resident. Currently rented M2M to great tenants. Rentals allowed w/ no short term rentals. 24 hour notice for showings.