

Depth/Size (ft):	0	Bedrooms:	1	Approx. Year Built:	2016
Frontage (ft):		Bathrooms:	2	Age:	8
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,188.68
Rear Yard Exp:	South	Maint. Fee:	302.78	For Tax Year:	2023
View:	Yes			P.I.D.:	029-679-826

Style of Home:	1 Storey,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Metal,Other,Wood	Parking Access:	Side
Foundation:		Parking:	Garage; Single,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	76 - Total Units in Strata: 76
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Geothermal,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:	Yes : RIVER VIEW FROM PATIO
Mgmt. Company:	FIRST SERVICE RESIDENTIAL - 604-683-8900
Complex / Subdiv:	THE PIER
Services Connected:	Community
Legal:	STRATA LOT 17, BLOCK 3N, PLAN EPS2689, SECTION 18, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY ON PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,Bike Room,Elevator,In Suite Laundry,Storage
Site Influences:	Central Location,Marina Nearby,Private Setting,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrictions
Listing Broker(s):	RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 10'5"			
Main	Dining Room	11' x 8'			
Main	Kitchen	10' x 7'			
Main	Foyer	7' x 4'5"			
Main	Primary Bedroom	11' x 9'5"			
Main	Den	8' x 7'			

Finished Floor (Main):	748 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):	748 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	748 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

SPACIOUS OVERSIZED 1 BEDROOM & DEN, rarely available at "THE PIER" - A Landmark of Unique waterfront Homes on the South Shore of the Fraser River in South Steveston. Far enough away to enjoy the view & tranquility of the river & trails around but close enough to walk to Steveston Village & take advantage of all the shops & restaurants. This home provides a bright, open & thoughtful layout, 9' ceilings, plenty of natural sunshine thru glass doors leading to huge 450+SF extended living space on the deck & year-round climate comfort thanks to geothermal cooling & heating. Equipped with high end finishes, wide wood plank flooring & an open kitchen featuring quartz counter-tops, S/S appliances, gas range & fireplace. Pet friendly, bal. of new home warranty. 1 parking & storage. Welcome home!