

<b>Depth/Size (ft):</b>	0	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2021
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	3
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	C5
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,348.66
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	432.63	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	031-396-844

<b>Style of Home:</b>	Ground Level Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 70
<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>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	HomeLife Advantage Realty - 604-858-7368
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 10 SECTION 21 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS7281TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Air Cond./Central,Bike Room,Elevator,Exercise Centre,In Suite Laundry,Recreation Center
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Century 21 Creekside Realty (Luckakuck)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'10 x 14'5	Main	Patio	23'10 x 10'
Main	Primary Bedroom	13' x 10'4			
Main	Bedroom	9'3 x 11'			
Main	Walk-In Closet	5'6 x 6'4			
Main	Laundry	5'6 x 5'4			
Main	Kitchen	8'6 x 9'8			
Main	Patio	15'6 x 8'			

<b>Finished Floor (Main):</b>	1,028 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	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>	1,028 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,028 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

CUSTOMIZED DEVELOPER'S UNIT. One-of-a-kind 2-bedroom, 2-bathroom corner unit in the beautiful Ventura building built for the developers family. This unit has barely been lived in and is like buying brand new. Custom finishes throughout, with 10' ceilings and oversized crown moulding, high-end Kitchen Aid appliances, Desert Oak Shinnoki cabinets in kitchen, and a completely redesigned floor plan. It is an entertainer's dream with a large open concept kitchen and living/dining space, even a gas fireplace, and 2 large private patios. Covered gathering area with fire pit and BBQ are right outside the unit. This unit has two parking stalls (one for EV), and a large storage locker. Centrally located near transit, shopping, and recreation. Call today to see this one-of-a-kind custom unit!