

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2006
Frontage (ft):	Bathrooms:	2	Age:	18
Lot Area:	Full Baths:	2	Zoning:	RM-45
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,184.69
Rear Yard Exp:	Maint. Fee:	452.92	For Tax Year:	2023
View:			P.I.D.:	026-737-868

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	104 - 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	Fixtures Rmvd:	No

View:

Mgmt. Company: TEAMWORK PROPERTY MANAGEMENT L - 604-854-1734

Complex / Subdiv: Espirit

Services Connected: Community,Electricity,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 71 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1941 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,Elevator,Exercise Centre,In Suite Laundry

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Microwave

Bylaw Restrict: Pets Allowed w/Rest.,Smoking Restrictions

Listing Broker(s): Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'8 x 6'10			
Main	Kitchen	11'5 x 8'4			
Main	Dining Room	9'1 x 8'8			
Main	Primary Bedroom	11'9 x 10'2			
Main	Bedroom	8'10 x 12'3			

Finished Floor (Main):	861 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	861 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	861 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

This sophisticated 2 bed + 2-bath at Esprit in Southlands showcases an elegant open-concept design, featuring a spacious living area complete with an electric fireplace, windows that flood the space with natural light, and a dining area that seamlessly transitions to a covered deck. Kitchen is equipped with updated ss appliances, granite countertops, a large window that frames the outdoor scenery, and a generous sized island. Strategically positioned bedrooms on opposite ends of the unit ensure maximum privacy, with the primary bedroom boasting a 4-piece ensuite bathroom and an additional 3-piece main bath. Storage locker and two secure underground parking spaces. OPEN HOUSE MAY 5TH (1-4PM)