

Depth/Size (ft):	Strata	Bedrooms:	2	Approx. Year Built:	2017
Frontage (ft):		Bathrooms:	1	Age:	7
Lot Area:		Full Baths:	1	Zoning:	RS-2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,187.74
Rear Yard Exp:	Southwest	Maint. Fee:	390.00	For Tax Year:	2023
View:	Yes			P.I.D.:	030-123-500

Style of Home:	Corner Unit,End Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	68 - Total Units in Strata: 68
# of Fireplaces:	0 - Fuel:	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:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : Panoramic views. Fraser River
Mgmt. Company:	Wynford Group - 604-261-0285
Complex / Subdiv:	LOTUS
Services Connected:	Electricity
Legal:	STRATA LOT 35, SUB BLOCK 7, PLAN EPS4123, 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:	In Suite Laundry,Recreation Center,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 8'4			
Main	Dining Room	9'10 x 5'2			
Main	Kitchen	8'7 x 8'6			
Main	Foyer	6' x 4'2			
Main	Primary Bedroom	10'7 x 9'8			
Main	Bedroom	9'1 x 8'11			
Main	Patio	22'9 x 14'8			

Finished Floor (Main):	584 sqft	# Of Rooms:	7	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 (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	584 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	584 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

CORNER UNIT. South-West PANORAMIC VIEWS of Fraser River and City with amazing Sunsets. Centrally located, in the Heart of New Westminister. (UPTOWN NEW WESTMINSTER) Huge Feature is that the 2nd bedroom (Office/Bedroom) is right in the S/W corner of the unit and building, is all windows on both walls and features the wrap-around deck. SUPER BRIGHT UNIT. Some of the other features and finishes include 9 foot ceilings, with a GREAT-ROOM (open floorplan), Quartz Countertops, Laminate Flooring, Easy-Close Cabinets, Built-in Fridge/Freezer, Pop-Out Exhaust Fan among other features. It's a 92 Walk Score. 2 Blocks to Moody Park. 12 minute walk to Skytrain. Near Restaurants, shops, bus and schools.