

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	3	Age:	3
Lot Area:		Full Baths:	2	Zoning:	RM-30
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,633.24
Rear Yard Exp:		Maint. Fee:	292.02	For Tax Year:	2023
View:	No			P.I.D.:	031-461-778

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	22 - Total Units in Strata: 22
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	ECM STRATA MANAGEMENT - 604-855-9895
Complex / Subdiv:	SOUTH ON 16 PREMIUM
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 21, PLAN EPS7853, DISTRICT LOT 14, TOWNSHIP 1, 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:	Club House,In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Windows - Thermo
Bylaw Restrict:	Rentals Allwd w/Restrctns
Listing Broker(s):	Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 13'8			
Main	Kitchen	11'4 x 11'0			
Main	Eating Area	11'6 x 7'0			
Above	Primary Bedroom	14'5 x 13'5			
Above	Bedroom	11'6 x 9'0			
Above	Bedroom	10'0 x 8'6			
Below	Foyer	5'3 x 4'0			

Finished Floor (Main):	676 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	724 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	97 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	1,497 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,497 sqft	# Of Pets:				

Must be seen to be appreciated. Right from the first floor you will see the difference looking at the large double garage with epoxied floor and access to backyard redone with high quality artificial turf for year round pristine appearance. The main floor features a Great Room design tastefully decorated with designer colors, many upgraded fixtures including a gas stove with a pot filler. Main floor has an organizer Pantry plus a handy Laundry room. You can also step onto a covered deck with a natural gas hookup for convenient barbequing. Upper floor has a good size master bedroom with a large ensuite boasting a walk-in shower featuring dual shower heads. Some additional features are Central Air Conditioning - Smart Home Features - Dual Sound System etc.