

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2016
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	8
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,695.56
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	934.35	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-847-427

<b>Style of Home:</b>	Corner Unit,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete,Glass,Metal	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding,Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Hardwood,Tile,Carpet	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : City View
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 162 BLOCK 54 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS3242TOGETHER 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,Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Recreation Center,Concierge
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Oakwyn Realty Downtown Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'9' x 8'2'			
Main	Living Room	17'5' x 16'11			
Main	Dining Room	12'1' x 5'1'			
Main	Primary Bedroom	13'8' x 11'6'			
Main	Bedroom	11'1' x 10'0'			
Main	Walk-In Closet	7'2' x 6'2'			

<b>Finished Floor (Main):</b>	1,143 sqft	<b># Of Rooms:</b>	6	<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>Suite:</b>				
<b>Finished Floor (Total):</b>	1,143 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,143 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

Welcome to Telus Garden. Rare, 1143 sqft, 2 bedrm, 2 bath unit w/ 3 private balconies. Step into this beautiful corner unit and get greeted by wide dark hardwood floors that leads to the open gourmet kitchen, dining & living room. Gourmet kitchen features S/S Miele appliances, gas stove & beautiful grey colour scheme cabinets. Separate from the living, dining & kitchen are the amazing bedroom with tons of privacy. Unit also includes huge insuite storage, very convenient. This limited floor plan comes with 3 private balconies. One off each bedroom & one of the living room, kitchen area perfect for entertaining. No worries for hot summer days because unit also comes with central AC. 1 secured parking underground. Very central location, close to shopping, schools & restaurants. Call now!!