

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2017
Frontage (ft):		Bathrooms:	1	Age:	7
Lot Area:		Full Baths:	1	Zoning:	RM-5
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,615.68
Rear Yard Exp:		Maint. Fee:	357.96	For Tax Year:	2023
View:	No			P.I.D.:	030-289-068

Style of Home:	1 Storey,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stone,Vinyl	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	First Service Residential
Complex / Subdiv:	The Benjamin
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 2, PLAN EPS4547, DISTRICT LOT 305, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,Elevator,Exercise Centre,In Suite Laundry
Site Influences:	
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Performance Power Play Realty, HouseSigma Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'8 x 10'9			
Main	Living Room	11'8 x 10'9			
Main	Dining Room	9'6 x 7'9			
Main	Primary Bedroom	10'7 x 13'2			
Main	Bedroom	8'5 x 7'11			
Main	Walk-In Closet	8'5 x 4'0			

Finished Floor (Main):	729 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	729 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	729 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to The Benjamin. 729 sqft 2bed 1bath unit. Ground floor unit with large patio and grass area. Unit comes with laminate flooring throughout, stainless steel appliances, quartz counters and Air Conditioning. Spacious primary bedroom with walk in closet and cheater ensuite. Laundry room with extra storage space. Bright and open living. Close to all shopping and amenities. Bus stop at your front door. 2 pets allowed with no size or breed restrictions. A great place to call home.