

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	0
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,500.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	435.00	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	032-190-107

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Fibre Cement Board	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<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>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MOUNTAINS
<b>Mgmt. Company:</b>	AWM ALLIANCE
<b>Complex / Subdiv:</b>	LATIMER HEIGHTS
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
<b>Legal:</b>	SL 33 SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9901 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPROTION TO UNIT ENTITLEMENT OF THE STRATAT LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Bike Room,Club House,In Suite Laundry,Playground
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage West Real Estate Services, Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'4 x 11'2			
Main	Dining Room	11'1 x 8'7			
Main	Living Room	11'1 x 9'8			
Main	Bedroom	8'11 x 8'9			
Main	Primary Bedroom	9'1 x 11'6			
Main	Walk-In Closet	8'2 x 4'1			

<b>Finished Floor (Main):</b>	939 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	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	939 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	939 sqft	<b># Of Pets:</b>				

This BRAND NEW, never lived in, Northwest facing corner unit is the only home in this building to have selected this colour scheme. Situated in highly desirable Latimer Heights the 939sqft 2bd/2bath home looks out over the stunning courtyard with: ping pong, multiple playgrounds and seating areas. The kitchen features upgraded S/S fridge, slide in gas stove and laminate floors throughout. The Floor-to-Ceiling windows flood the living room and kitchen with natural light. Spa-Inspired Bathrooms with frameless glass shower. Two separate covered decks.Storage locker + 1 parking, close to the elevator. First floor amenities room is perfect for hosting and 3 huge bike rooms helps save room in your locker. The perfect location across the street from Latimer heights village.