

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2015
Frontage (ft):	Bathrooms:	1	Age:	9
Lot Area:	Full Baths:	1	Zoning:	CD-627
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,917.99
Rear Yard Exp:	Maint. Fee:	437.79	For Tax Year:	2023
View:	Yes		P.I.D.:	029-571-189

Style of Home:	1 Storey,5 Plus Level	Parking:	Total: 1 - Covered: 1
Construction:	Brick,Frame - Wood	Covered Parking:	1
Exterior:	Brick,Glass,Fibre Cement Board	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	68 - Total Units in Strata: 68
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:	Yes : TREES
Mgmt. Company:	Korecki Real Estate Services
Complex / Subdiv:	HEYWOOD ON THE PARK
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 25, PLAN EPS2652, DISTRICT LOT 265, GROUP 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:	Elevator,Garden,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Private Yard,Recreation Nearby,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Intercom,Sprinkler - Fire
Bylaw Restrict:	Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX All Points Realty, RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	9'1 x 11'7			
Main	Walk-In Closet	5'11 x 8'5			
Main	Kitchen	7'2 x 11'8			
Main	Dining Room	10'7 x 6'4			
Main	Living Room	10'7 x 9'1			
Main	Den	6'5 x 6'6			

Finished Floor (Main):	684 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):	684 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	684 sqft	# Of Pets:	2 -			

This modern Marcon built 1 Bed+ DEN unit showcases superior fixtures & finishes throughout. Positioned on the east side, this spotless residence flaunts 9-foot ceilings, an expansive open living area, floor-to-ceiling windows laminate flooring, & a spacious den perfect for an office & additional storage. The luminous living room grants access to a private balcony. The charming kitchen boasts Whirlpool & fisher & Paykel S/S appliances, quartz countertops, & ample cupboard space. 1 Parking & 1 storage. Pet & rent friendly. Situated in an excellent building with the remainder of a 2-5-10-year warranty, this property is located in the sought-after Hamilton neighborhood, adjacent to Heywood Park, transit, shops,, cafes, & all amenities along Marine Drive. Open House Sunday May 19th 3-5pm