

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2000
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	24
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	CD-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,537.74
<b>Rear Yard Exp:</b>	Northwest	<b>Maint. Fee:</b>	499.06	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	024-673-226

<b>Style of Home:</b>	1 Storey,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Glass	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 191
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	None	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : CITY VIEWS
<b>Mgmt. Company:</b>	The Wynford Group
<b>Complex / Subdiv:</b>	EUROPA
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 84, PLAN LMS4071, DISTRICT LOT FC, 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 1
<b>Amenities:</b>	Elevator,Exercise Centre,Green House,In Suite Laundry,Pool; Indoor,Storage,Wheelchair Access,Concierge
<b>Site Influences:</b>	Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Dishwasher,Other - See Remarks
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	RE/MAX All Points Realty, RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10'2 x 10'9			
Main	Den	7'6 x 4'2			
Main	Dining Room	11'3 x 7'10			
Main	Living Room	10'4 x 6'7			
Main	Kitchen	8'1 x 7'2			
Main	Foyer	9'7 x 6'2			

<b>Finished Floor (Main):</b>	575 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	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	575 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	575 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

This spacious 575sqft 1 Bed + DEN presents a perfect fusion of comfort & accessibility. South West exposure floods the space with natural light and offers stunning city views. Enjoy the convenience of an upgraded A/C, a cozy gas fireplace, parking, storage, in-suite laundry and concierge service! Amenities include an indoor pool, hot tub, sauna, gym, courtyard. You have direct access to Tinseltown Mall and are steps away from T&T, Costco, dining, shopping, Rogers Arena, BC Place, Queen Elizabeth Theater, seawall skytrain & bus stations. Pet and rental friendly. 1 Parking + 1 storage. Open House Sunday May 19th 12-2pm