

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2008
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	16
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	R6
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$696.92
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	373.76	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-369-790

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Mixed,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	228 - Total Units in Strata: 228
<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>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Peak-a-boo Mountain Views

**Mgmt. Company:**

**Complex / Subdiv:** New Mark

**Services Connected:** Electricity,Sanitary Sewer,Water

**Legal:** STRATA LOT 40, PLAN BCS2700, 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, DIV E

**Amenities:** Elevator,In Suite Laundry

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Smoke Alarm,Sprinkler - Fire

**Bylaw Restrict:** Pets Allowed w/Rest.

**Listing Broker(s):** eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'4 x 4'3			
Main	Kitchen	9'2 x 8'2			
Main	Dining Room	11'0 x 9'2			
Main	Living Room	10'11 x 9'2			
Main	Primary Bedroom	12'1 x 10'8			
Main	Walk-In Closet	6'5 x 5'0			
Main	Den	11'0 x 6'7			

<b>Finished Floor (Main):</b>	669 sqft	<b># Of Rooms:</b>	7	<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	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	669 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	669 sqft	<b>Beds In Bsmt:</b>	0 / 1			
		<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Fully updated 1 bedroom & den, only steps away from restaurants & shopping. This large 1 bedroom unit features a primary that fits a king sized bed, large walk in closet, & den for extra storage, office or kid's room/nursery. Fully updated with new flooring, baseboards, paint, blinds, lighting, countertops, stainless steel appliances, and soft close cabinets! Large patio with peak-a-boo mountain views! Excellently located, less than 10 minutes to the freeway and only steps away from the historic District 1881's shopping & dining. This beautiful home won't last! Check out the virtual tour for more information, and book your private showing today!