

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	2	Age:	30
Lot Area:		Full Baths:	2	Zoning:	R5
Flood Plain:	Exempt	Half Baths:	0	Gross Taxes:	\$1,796.52
Rear Yard Exp:	South	Maint. Fee:	379.47	For Tax Year:	2023
View:	Yes			P.I.D.:	018-918-794

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	Yes : Gorgeous mountain views!
Mgmt. Company:	Steadfast Properties
Complex / Subdiv:	Morningside
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 18, PLAN LMS1576, DISTRICT LOT 259, GROUP 2, 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
Amenities:	In Suite Laundry
Site Influences:	Greenbelt,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Compactor - Garbage,Range Top,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 11'4			
Main	Living Room	12'10 x 14'			
Main	Dining Room	9' x 11'8			
Main	Primary Bedroom	15' x 11'2			
Main	Bedroom	9' x 11'			
Main	Laundry	4'10 x 5'9			

Finished Floor (Main):	1,088 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,088 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,088 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Check out this bright, beautiful, open corner unit in one of the most in-demand buildings in Sardis. You'll fall in love with the gorgeous mountain views, and enjoy them in comfort year-round with air conditioning and a natural gas fireplace. The updated kitchen include stainless steel appliances. Convenient location close to shopping, restaurants, transit, and walking trails. The Morningside building boasts a friendly community and amenities like a meeting and games room, and a library. Owner-occupied and age-restricted until recently, this amazing home is now open to everybody, including one small pet. This one will sell quickly, don't miss out!!