

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2008
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	16
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	Yes	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,956.69
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	690.43	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-441-415

<b>Style of Home:</b>	Penthouse,Rancher/Bungalow	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stone,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	219 - Total Units in Strata: 219
<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>	Natural Gas,Radiant	<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>	Hardwood,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Golf Course, Mountains,Sunsets

**Mgmt. Company:** Pacific Quorum Properties - 604-634-3037

**Complex / Subdiv:** St. Andrews at Northview

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 113 SECTION 13 TWP 2 NWD STRATA PLAN BCS2562TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** Club House,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Outdoor,Recreation Center,Sauna/Steam Room,Swirlpool/Hot Tub

**Site Influences:** Gated Complex,Golf Course Nearby,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Sprinkler - Fire,Windows - Thermo

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

**Listing Broker(s):** RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'10 x 11'6	Main	Foyer	4'4 x 5'3
Main	Kitchen	13' x 10'11	Main	Laundry	8'8 x 6'6
Main	Dining Room	13'8 x 8'9	Main	Patio	33'0 x 12'1
Main	Den	9'8 x 9'11			
Main	Primary Bedroom	11'8 x 15'9			
Main	Walk-In Closet	5'8 x 11'6			
Main	Bedroom	12'9 x 10'			

<b>Finished Floor (Main):</b>	1,479 sqft	<b># Of Rooms:</b>	10	<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	Main	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,479 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,479 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

OPEN HOUSE SUN 1-3PM\* UNOBSTRUCTED VIEW OF ONE OF THE SIGNATURE HOLES AT NORTHVIEW GOLF COURSE, GORGEOUS SUNSETS & NORTH SHORE MOUNTAINS!!! Very few condos have this spectacular view & you can enjoy it from your covered 33' wide balcony. PENTHOUSE open concept floor plan w/14 ft ceilings, 2 bdrms + den & 2 bathrms. Features stunning hardwood flooring, granite, crowns, radiant in floor heat, gas stove, FP & BBQ hookup (all incl in SF), newer fridge & dishwasher, all water shutoffs replaced, formal dining, lg laundry rm, gorgeous ensuite bath & W/I closet & California closets. Amenities incl pool, 2 guest suites, movie theatre, well-equipped gym, fabulous fireside lounge w/English style pub w/pool table & TV's to watch the game. RESORT STYLE LIVING AT IT'S FINEST. Don't hesitate on this one!