

Depth/Size (ft):	0.0	Bedrooms:	2	Approx. Year Built:	1984
Frontage (ft):		Bathrooms:	2	Age:	40
Lot Area:		Full Baths:	1	Zoning:	
Flood Plain:		Half Baths:	1	Gross Taxes:	\$1,762.07
Rear Yard Exp:		Maint. Fee:	475.00	For Tax Year:	2023
View:	Yes			P.I.D.:	001-885-375

Style of Home:	Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Concrete	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Carpet	Fixtures Rmvd:	No

View:	Yes : POINT ROBERTS, OCEAN, RIVER
Mgmt. Company:	ASSOCIA BC WC - 604-714-1532
Complex / Subdiv:	PARK AVENUE TOWERS
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 235, PLAN NWS2265, DISTRICT LOT 151, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 8/1855 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Elevator,Playground,Pool; Indoor,Recreation Center,Sauna/Steam Room,Swirlpool/Hot Tub
Site Influences:	Central Location,Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Smoke Alarm,Windows - Thermo
Bylaw Restrict:	Rentals Allwd w/Restrctns
Listing Broker(s):	Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'3 x 12'2			
Main	Dining Room	13'4 x 9'			
Main	Kitchen	8' x 7'6			
Main	Primary Bedroom	14' x 9'8			
Main	Bedroom	12' x 8'9			

Finished Floor (Main):	905 sqft	# Of Rooms:	5	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	2	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	905 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	905 sqft	# Of Pets:				

Discover! Park Avenue Towers - I 5th Floor at Central Park. Concrete Bldg. Enjoy your future here - Spacious 2 bedroom, living room and Master bedroom, cove red balcony w/access from Living room and Master bedroom. You will love the numerous amenities as follows: indoor pool gym sauna, swirl pool/hot tub, squash/racquetball, courts, children playground, billiards, Ping-Pong, library, party lounge, rooftop garden, 2 secure parking, storage locker. Well maintained bldg. w/ up-dated new plumbing, access systems, elevators, carpets hallways and lobby. Convenient location - steps to Patterson/Metrotown Skytrain station, Central Park, Metropolis Mall, T & T, Save on Foods, Price Smart Food, Restaurant and Cafes.