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| Depth/Size (ft): | | Bedrooms: | 2 | Approx. Year Built: | 1995 |
| Frontage (ft): | | Bathrooms: | 1 | Age: | 29 |
| Lot Area: | | Full Baths: | 1 | Zoning: | RM3 |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$1,821.00 |
| Rear Yard Exp: | | Maint. Fee: | 397.22 | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 018-585-680 |

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|-------------------------|-------------------------|-------------------------|-----------------------|
| Style of Home: | Corner Unit,End Unit | Parking: | Total: 1 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Vinyl | Parking Access: | Side |
| Foundation: | | Parking: | Garage Underbuilding |
| Rain Screen: | | Locker: | Yes |
| Renovations: | Partly | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Electric,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Balcony(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate,Carpet | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | No |
| Mgmt. Company: | Quay Pacific - 604-371-2208 |
| Complex / Subdiv: | Josephs Court |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | STRATA LOT 18 DISTRICT LOT 36 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS1197 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 |
| Amenities: | Elevator,In Suite Laundry,Storage |
| Site Influences: | Adult Oriented,Central Location,Retirement Community,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings |
| Bylaw Restrict: | Age Restrictions,Pets Not Allowed,Rentals Allowed,Smoking Restrictions |
| Listing Broker(s): | Performance Power Play Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main | Living Room | 13'4 x 11'6 | | | |
| Main | Dining Room | 13'1 x 10'8 | | | |
| Main | Kitchen | 8'2 x 7'10 | | | |
| Main | Primary Bedroom | 11'9 x 14'3 | | | |
| Main | Bedroom | 9'8 x 9'5 | | | |

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|--------------------------------|----------|-----------------------------------|------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 845 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 | | | |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 845 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | 100 | | | |
| Grand Total: | 845 sqft | # Of Pets: | | | | |

Spacious and bright 2 bdrm corner unit with wrap around balcony in Josephs Court. Nicely updated unit located on the South West corner with huge primary bdrm and good sized secondary bdrm with Murphy Bed making for a universal use space. Lots of updates a few years ago including carpeting, blinds, light fixtures, S/S appliances and more. Fridge, dishwasher, washer/dryer are just 2 years old. No surrounding buildings to obstruct your view of the greenery and evening lights. Amenities include library/sitting room, guest suite, games room and lounge. Well maintained building centrally located within walking distance to grocery stores, Pharmacy, transit, shops, restaraunts and transit. If your looking for a secure quiet place to enjoy retired life this is the place. One occupant must be 55.