

Lot Dimensions (ft):		Bedrooms:	1	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	1	Age:	4
Lot Area:		Full Baths:	1	Zoning:	CD-126
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,699.62
Rear Yard Exp:		Maint. Fee:	226.68	For Tax Year:	2024
View:	Yes			P.I.D.:	031487840

Style of Home:	Penthouse	Parking:	Total: 1 - Covered: 1
Construction Materials:	Frame Wood, Brick (Exterior), Mixed (Exterior)	Covered Parking:	1
Foundation:	Concrete Perimeter	Parking Features:	Underground, Side Access, Garage Door Opener
Rain Screen:	Full	Locker:	1
Renovations:		Units in Dev:	98 - Total Units in Strata: 98
# of Fireplaces:		Distance to:	
Water Supply:	Public	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric	Property Disc:	Yes
Outdoor Area:	Garden, Playground, No Outdoor Area	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	
Floor Finish:	Laminate, Tile	Fixtures Rmvd:	Yes

View:	Yes : Mountain
Mgmt. Company:	AWM Alliance - 604-685-3227
Complex / Subdiv:	Latimer Village
Services Connected:	Electricity Connected, Natural Gas Connected, Water Connected
Legal:	STRATA LOT 53 DISTRICT LOT 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7772 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Trash, Maintenance Grounds, Gas, Hot Water, Management, Snow Removal
Site Influences:	Central Location, Recreation Nearby
Features:	Washer/Dryer, Dishwasher, Disposal, Refrigerator, Stove, Microwave, Underground, Side Access, Garage Door Opener, Shopping Nearby, Elevator, Storage, Window Coverings, Central Location, Recreation Nearby, In Unit, Garden, Playground, No Outdoor Area, Fire Sprinkler System
Bylaw Restrict:	Cats OK, Dogs OK, Number Limit (Two), Yes With Restrictions
Listing Broker(s):	eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'5 x 6'5			
Main	Dining Room	11'7 x 5'5			
Main	Kitchen	9'9 x 8'1			
Main	Laundry	6'10 x 3'2			
Main	Bedroom	10'5 x 9'8			
Main	Foyer	4'8 x 3'6			

Finished Floor (Main):	508 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	
Finished Floor (Below):	0 sqft	# Of Levels:				
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	508 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	508 sqft	Pets Allowed:	Cats OK, Dogs OK, Number Limit (Two), Yes With Restrictions			

Gorgeous Top Floor 1 Bed Condo in Willoughby's master planned Latimer Village!! This beautiful, immaculately kept home features laminate wide plank flooring, quartz countertops, a gas range stove, 9 ft ceilings, upgraded Air Conditioning, remote roller blinds, stainless steel appliances, and located on the penthouse level with mountain views & no neighbours above you!! This vibrant community has trendy restaurants, local coffee shops, Blacksmith Bakery, dentist, salons, barbershop, spas, and much more right here! Close to Schools, Parks, and HWY 1 for added convenience!! Gas included in strata fees for those who love to cook! Also includes 1 parking & 1 large storage locker. *Call to schedule your viewing today!