

Lot Dimensions (ft):	Bedrooms:	1	Approx. Year Built:	1998
Frontage (ft):	Bathrooms:	1	Age:	27
Lot Area:	Full Baths:	1	Zoning:	MF
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,800.00
Rear Yard Exp:			For Tax Year:	
View:			P.I.D.:	024020630

Style of Home:		Parking:	Total: 1 - Covered: 1
Construction Materials:	Frame Wood, Mixed (Exterior)	Covered Parking:	1
Foundation:	Concrete Perimeter	Parking Features:	
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	Public, Community	Title to Land:	Freehold Strata
Fuel/Heating:	Electric, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony	PAD Rental:	
Type of Roof:		Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community, Electricity Connected, Natural Gas Connected, Water Connected
Legal:	STRATA LOT 37, PLAN LMS3087, SECTION 10, TOWNSHIP 8, 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:	
Site Influences:	
Features:	Balcony
Bylaw Restrict:	
Listing Broker(s):	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'			
Main	Dining Room	10' x 7'			
Main	Bedroom	11' x 9'			
Main	Kitchen	8' x 6'1			

Finished Floor (Main):	598 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	
Finished Floor (Below):	0 sqft	# Of Levels:	One			
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	598 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	598 sqft	Beds In Bsmt:	0 / 1			
		Pets Allowed:				

Amazing Opportunity for First-Time Home Buyers! Discover unbeatable value with this centrally located condo--perfectly positioned near major shopping malls, grocery stores, and everyday conveniences. A future SkyTrain station is planned just steps away, making this an ideal home for commuters and a smart long-term investment. The property is also zoned for a 12-storey apartment development, giving buyers excellent potential for future value growth. Why continue paying rent when you can own your home and build equity instead? Don't miss out on this rare chance to enter the market in a thriving, rapidly developing area!