

Lot Dimensions (ft):	Bedrooms:	3	Approx. Year Built:	1991
Frontage (ft):	Bathrooms:	2	Age:	34
Lot Area:	Full Baths:	2	Zoning:	RES
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,908.83
Rear Yard Exp:	Maint. Fee:	702.50	For Tax Year:	2024
View:	Yes		P.I.D.:	016549724

Style of Home:		Parking:	Total: 2 - Covered: 1
Construction Materials:	Frame Wood, Vinyl Siding	Covered Parking:	1
Foundation:	Concrete Perimeter	Parking Features:	Underground, Open, Guest, Front Access
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	70 - Total Units in Strata: 70
# of Fireplaces:	1 - Fuel: Gas	Distance to:	Public Transit: Close - School Bus: Close
Water Supply:	Public	Title to Land:	Freehold Strata
Fuel/Heating:	Electric, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : River + Marina
Mgmt. Company:	WYNFORD GROUP - 604-261-0285
Complex / Subdiv:	Shoreline
Services Connected:	Community, Electricity Connected, Natural Gas Connected, Water Connected
Legal:	STRATA LOT 61, PLAN NWS3348, DISTRICT LOT 116, SECTION 3, TOWNSHIP 6, GROUP 2, 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:	Bike Room, Trash, Maintenance Grounds, Gas, Management
Site Influences:	Central Location, Greenbelt, Marina Nearby, Private, Recreation Nearby
Features:	Washer/Dryer, Dishwasher, Refrigerator, Stove, Underground, Open, Guest, Front Access, Elevator, Storage, Pantry, Vaulted Ceiling(s), Gas, Window Coverings, Central Location, Greenbelt, Marina Nearby, Private, Recreation Nearby, In Unit, Balcony
Bylaw Restrict:	Cats OK, Dogs OK, Number Limit (Two), Yes With Restrictions
Listing Broker(s):	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'4 x 16'0	Main	Laundry	6'10 x 5'1
Main	Dining Room	15'5 x 10'4	Main	Foyer	5'4 x 5'4
Main	Kitchen	9'7 x 10'1			
Main	Eating Area	9'7 x 5'10			
Main	Primary Bedroom	17'0 x 16'9			
Main	Bedroom	10'3 x 11'6			
Main	Bedroom	9'6 x 10'10			

Finished Floor (Main):	1,491 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	
Finished Floor (Below):	0 sqft	# Of Levels:	One	Main	3	0
Finished Floor (Bsm't):	0 sqft	Crawl/Bsm't Height:				
Finished Floor (Total):	1,491 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,491 sqft	Pets Allowed:	Cats OK, Dogs OK, Number Limit (Two), Yes With Restrictions			

Wow one of the best units in all of SHOREWALK is for SALE! HUGE 1491 sqft, Top Floor/Penthouse with soaring Vaulted ceilings throughout the entire unit and with a VIEW, it doesn't get much better than this! Introduce a few refined design touches and the residence will reach its full elegance. Located right in the centre of charming Ladner, walk to restaurants, shops, marina and more! The gas fireplace heat is included in the strata fee. Condo has lovely California shutters. Comes with 2 parking and 1 storage locker. The building is well cared for, has been rainscreened and just got a new roof (2025)! Open Houses: Saturday, December 13th + Sunday, December 14th, 2 - 4 pm.