

Lot Dimensions (ft):	0 x	Bedrooms:	3	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	4	Age:	5
Lot Area:		Full Baths:	3	Zoning:	MF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,920.66
Rear Yard Exp:		Maint. Fee:	379.65	For Tax Year:	2025
View:	No			P.I.D.:	031454631

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction Materials:	Frame Wood, Fibre Cement (Exterior), Mixed (Exterior)	Covered Parking:	2
Foundation:	Concrete Perimeter	Parking Features:	Garage Double, Front Access
Rain Screen:		Locker:	0
Renovations:		Units in Dev:	83
# of Fireplaces:	0 - Fuel:	Distance to:	Public Transit: 2 blocks - School Bus: 2 blocks
Water Supply:	Public	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric	Property Disc:	Yes
Outdoor Area:	Playground, Balcony	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	Korecki Real Estate Services - 604-233-7772
Complex / Subdiv:	Aloha Estates
Services Connected:	Electricity Connected, Natural Gas Connected, Water Connected
Legal:	STRATA LOT 64, PLAN EPS6587, SECTION 15, 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 V
Amenities:	Clubhouse, Maintenance Grounds, Management, Recreation Facilities, Sewer, Snow Removal
Site Influences:	Central Location, Recreation Nearby
Features:	Washer/Dryer, Dishwasher, Refrigerator, Stove, Microwave, Garage Double, Front Access, Shopping Nearby, Patio, Deck, Central Location, Recreation Nearby, Playground, Balcony
Bylaw Restrict:	Cats OK, Dogs OK, Number Limit (Two), Yes With Restrictions
Listing Broker(s):	

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	13' x 11'11	Main	Kitchen	13'10 x 8'5
Above	Walk-In Closet	5'9 x 5'10	Below	Recreation Room	15'1 x 14'4
Above	Bedroom	9'6 x 9'3			
Above	Bedroom	14'4 x 9'3			
Main	Living Room	19'1 x 12'2			
Main	Dining Room	9'11 x 8'8			
Main	Family Room	18'9 x 9'3			

Finished Floor (Main):	755 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	807 sqft	# Of Kitchens:	1	Above	3	0
Finished Floor (Below):	335 sqft	# Of Levels:	Three Or More	Above	4	0
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Main	2	0
Finished Floor (Total):	1,897 sqft	Basement:	Full, Finished	Below	3	0
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,897 sqft	Pets Allowed:	Cats OK, Dogs OK, Number Limit (Two), Yes With Restrictions			

This premier end unit at Aloha Estates sets the standard for location, layout, and future-ready living. Offering 3 beds, 4 baths, and a highly efficient design built to serve lifestyle and long-term security. Distinctively features 11-foot ceilings, built-in speakers, expansive windows, and a bright open-concept main level. Deluxe stainless-steel appliance package with gas stove, gas bbq hook-up and on-demand hot water enhances everyday comfort, while low strata fees reinforce enduring affordability. The entry-level flex space includes a full closet and 3pc bath, allowing a seamless conversion to a 4th bed if desired. Generous storage, side-by-side laundry, double garage with 220V charging, and a prime location near schools, parks, transit, shopping, Community Center and future skytrain.