

<b>Lot Dimensions (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	1972
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	54
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	MULTI
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,635.08
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	504.80	<b>For Tax Year:</b>	2025
<b>View:</b>	No			<b>P.I.D.:</b>	001574884

<b>Style of Home:</b>		<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction Materials:</b>	Frame Wood, Brick (Exterior), Vinyl Siding	<b>Covered Parking:</b>	1
<b>Foundation:</b>	Concrete Perimeter	<b>Parking Features:</b>	Underground, RV Access/Parking, Lane Access
<b>Rain Screen:</b>		<b>Locker:</b>	1
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	Public	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Hot Water	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>		<b>PAD Rental:</b>	
<b>Type of Roof:</b>		<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Quay Pacific Property Mgmt - 604-521-0876
<b>Complex / Subdiv:</b>	Wheatcroft Manor
<b>Services Connected:</b>	Electricity Connected, Natural Gas Connected, Water Connected
<b>Legal:</b>	STRATA LOT 34 DISTRICT LOT 36 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN NW936 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Recreation Facilities, Trash, Maintenance Grounds, Heat, Hot Water, Management, Snow Removal
<b>Site Influences:</b>	Central Location, Recreation Nearby
<b>Features:</b>	Dishwasher, Refrigerator, Stove, Underground, RV Access/Parking, Lane Access, Shopping Nearby, Elevator, Sundeck, Central Location, Recreation Nearby, Common Area
<b>Bylaw Restrict:</b>	No
<b>Listing Broker(s):</b>	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'6 x 11'			
Main	Dining Room	10' x 12'			
Main	Living Room	12' x 16'6			
Main	Primary Bedroom	11'6 x 17'6			
Main	Den	8'6 x 12'2			
Main	Storage	5' x 7'6			

<b>Finished Floor (Main):</b>	1,035 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	0
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>				
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,035 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,035 sqft	<b>Pets Allowed:</b>	No			

Affordable adult living on the top floor! Lovely 1 bedroom plus den south-facing unit with wide patio. Freshly painted and full bathroom renovation in 2025 with walk in shower for ease if mobility challenged. Maintenance pays for heat, hot water. Laundry room is located right next door. Call today to view this unit !