

Lot Dimensions (ft):	Bedrooms: 2	Approx. Year Built: 1997
Frontage (ft):	Bathrooms: 2	Age: 29
Lot Area:	Full Baths: 2	Zoning: RM3A
Flood Plain:	Half Baths: 0	Gross Taxes: \$2,755.49
Rear Yard Exp:	Maint. Fee: 646.45	For Tax Year: 2025
View: No		P.I.D.: 023714832

Style of Home:	Parking: Total: 1 - Covered: 1
Construction Materials: Frame Wood, Brick (Exterior), Vinyl Siding	Covered Parking: 1
Foundation: Concrete Perimeter	Parking Features: Underground, Side Access
Rain Screen:	Locker: 1
Renovations:	Units in Dev: - Total Units in Strata: 74
# of Fireplaces: 1 - Fuel: Gas	Distance to: Public Transit: CLOSE - School Bus: CLOSE
Water Supply: Public	Title to Land: Freehold Strata
Fuel/Heating: Baseboard, Electric	Property Disc: Yes
Outdoor Area: Balcony	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Mixed	Fixtures Rmvd: No

View: No
Mgmt. Company: Strataco Management - 604-294-4141
Complex / Subdiv: City Grande
Services Connected: Electricity Connected, Natural Gas Connected, Water Connected
Legal: STRATA LOT 25 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS2725 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, Exercise Centre, Trash, Maintenance Grounds, Hot Water, Management, Snow Removal
Site Influences: Central Location, Recreation Nearby
Features: Washer/Dryer, Dishwasher, Refrigerator, Stove, Underground, Side Access, Shopping Nearby, Storage, Patio, Deck, Gas, Wheelchair Access, Central Location, 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	12'5 x 18'8			
Main	Kitchen	12' x 8'5			
Main	Dining Room	10'11 x 8'7			
Main	Primary Bedroom	10'7 x 14'7			
Main	Bedroom	9' x 11'			
Main	Laundry	7' x 5'1			

Finished Floor (Main): 1,064 sqft	# Of Rooms: 6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	3	0
Finished Floor (Below): 0 sqft	# Of Levels:	Main	4	0
Finished Floor (Bsmnt): 0 sqft	Crawl/Bsmnt Height:			
Finished Floor (Total): 1,064 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed: 100			
Grand Total: 1,064 sqft	Pets Allowed: Cats OK, Dogs OK, Number Limit (Two), Yes With Restrictions			

City Grande 3rd floor Condo, nice building with curb appeal. The open concept plan features a spacious dining area, open from the kitchen to living room. Cozy gas fireplace in living room and easy balcony access. The large private west facing balcony is a perfect place to relax, enjoy some sunshine and fresh air. The home has lots of natural light plus the two bedrooms are separate for maximum privacy. The primary bedroom has a 3pce ensuite and lots of closet space. A well run complex with convenient building amenities, including a recreation room, exercise centre and bike storage. This great space is in a prime downtown location yet in the residential area. Just a short walk to Buses, Parks, Library, Restaurants, lots of Shopping, Recreation, and the future new Sky Train Station.