

<b>Lot Dimensions (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	1968
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	58
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM-5A
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,695.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	398.08	<b>For Tax Year:</b>	2025
<b>View:</b>	No			<b>P.I.D.:</b>	024930156

<b>Style of Home:</b>		<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction Materials:</b>	Frame Wood, Brick (Exterior), Stucco	<b>Covered Parking:</b>	1
<b>Foundation:</b>	Concrete Perimeter	<b>Parking Features:</b>	Underground, Rear Access
<b>Rain Screen:</b>		<b>Locker:</b>	1
<b>Renovations:</b>		<b>Units in Dev:</b>	42 - Total Units in Strata: 42
<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>	Baseboard, Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Dwell Property Management - 604-821-2999
<b>Complex / Subdiv:</b>	Jae Mar Court
<b>Services Connected:</b>	Electricity Connected, Water Connected
<b>Legal:</b>	STRATA LOT 13, SUB BLOCK 5, PLAN LMS4332, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOTS 59 & 60; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Trash, Maintenance Grounds, Heat, Hot Water, Management, Sewer, Snow Removal, Water
<b>Site Influences:</b>	Central Location, Recreation Nearby
<b>Features:</b>	Refrigerator, Stove, Underground, Rear Access, Shopping Nearby, Elevator, Storage, Central Location, Recreation Nearby, Common Area, Balcony
<b>Bylaw Restrict:</b>	Cats OK, Dogs OK, Number Limit (One), Yes With Restrictions
<b>Listing Broker(s):</b>	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'			
Main	Dining Room	12' x 5'			
Main	Kitchen	7' x 4'			
Main	Bedroom	16' x 11'			
Main	Den	5' x 4'			

<b>Finished Floor (Main):</b>	620 sqft	<b># Of Rooms:</b>	5	<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 (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	620 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	9			
<b>Grand Total:</b>	620 sqft	<b>Pets Allowed:</b>	Cats OK, Dogs OK, Number Limit (One), Yes With Restrictions			

Urban convenience meets boutique charm at Jae Mar Court. Transition from tenant to homeowner in this spacious 1-bedroom plus den, perfectly configured for the modern professional. Located on a high first floor, this suite offers the privacy of an elevated unit with the seamless "no-elevator" access of a ground floor. Nestled in the heart of Uptown, you are moments away from the lush trails of Queen's Park and the vibrant shops and dining of the neighborhood. With Douglas College nearby and heat/hot water included in the monthly fee, this is a smart, turn-key investment. Features include dedicated parking, storage, and a pet-friendly policy.