

<b>Lot Dimensions (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2020
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	6
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	C7
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,690.90
<b>Rear Yard Exp:</b>			<b>For Tax Year:</b>	2025
<b>View:</b>			<b>P.I.D.:</b>	031213600

<b>Style of Home:</b>	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction Materials:</b>	<b>Covered Parking:</b>	1
<b>Foundation:</b>	<b>Parking Features:</b>	Underground
<b>Rain Screen:</b>	<b>Locker:</b>	
<b>Renovations:</b>	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	<b>Distance to:</b>	
<b>Water Supply:</b>	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	Remi Realty Inc - 604-530-9944
<b>Complex / Subdiv:</b>	Upper Montrose
<b>Services Connected:</b>	Electricity Connected, Natural Gas Connected, Water Connected
<b>Legal:</b>	STRATA LOT 72, PLAN EPS7084, SECTION 22, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Bike Room, Trash, Maintenance Grounds, Management, Snow Removal
<b>Site Influences:</b>	Central Location, Recreation Nearby
<b>Features:</b>	Washer/Dryer, Dishwasher, Refrigerator, Stove, Underground, Shopping Nearby, Elevator, Patio, Central Location, Recreation Nearby, In Unit, Playground
<b>Bylaw Restrict:</b>	Yes With Restrictions
<b>Listing Broker(s):</b>	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'7 x 18'7			
Main	Kitchen	14'2 x 9'7			
Main	Primary Bedroom	12'11 x 12'7			
Main	Bedroom	12'2 x 10'4			
Main	Den	8'5 x 6'9			
Main	Other	12'2 x 10'2			

<b>Finished Floor (Main):</b>	1,077 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>	One	Main	4	0
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,077 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,077 sqft	<b>Pets Allowed:</b>	Yes With Restrictions			

Upgraded corner unit featuring 2 large bedrooms + spacious den (easily 3rd bedroom) with beautiful southwest exposure and afternoon sun. Enjoy an extra-wide corner deck with gas BBQ hookup and open views. Quality updates include luxury vinyl plank flooring, French balcony doors with phantom screens, 3-sided fireplace, custom lighting, blinds, and walk-in closet organizer. Functional layout with gas range, walk-in pantry, full-size laundry, and deep soaker tub. Secure, well-run building with amenity room (Wi-Fi & workstations), medical clinic and pharmacy onsite. 1 parking stall, rentable storage, street parking, pets welcome. Steps to downtown dining, pickleball courts, and the summer farmers market.