



List Price:	\$ 300,000	Previous Price:	
		Original Price:	\$ 300,000
Subdiv/Complex: Watermark			
Frontage:	0.00	Approx Yr Blt:	2009
Depth/Size:		PID:	028-032-144
Lot SqFt:	0	Zoning:	Apartment/Condo
Exposure:	NE	Age at List Date:	6
Stories in Bldg:	4	Bedrooms:	2
Flood Plain:		Bathrooms:	2
Meas. Type:		Full Baths:	2
Fixtures Lsd:	N	Half Baths:	0
Fixt Removed:	N	Taxes:	\$ 1,693 (2014)
View:	Y - Mountains	If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	No

Style of Home:	Corner Unit, Upper Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Brick, Concrete				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	Close	Dist to School/Bus:	Close
Renovations:		Units in Development:	87	Total Units in Strata:	87
Flooring:	Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	N - Court Ordered Sale		
Mngmt Co:	FIRST SERVICE RESIDENTIAL	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	778-724-0982	Maint Fee:	\$ 312.08		

Maint Charge Incl: Recreation Facility, Garbage Pickup, Gas, Hot Water, Management

Legal: PL BCS3577 LT 79 LD 36 SEC 22 TWP 1

Amenities: Exercise Centre, In Suite Laundry, Storage, Club House, Elevator

Features Incl: Garage Door Opener, Smoke Alarm, Sprinkler - Fire, Vaulted Ceiling, Drapes/Window Coverings

Site Influences: Recreation Nearby, Shopping Nearby, Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Foyer	4'8 X 10'10						
Main F.	Dining	8'5 X 10'3						
Main F.	Kitchen	17'10 X 9'						
Main F.	Living Room	14'7 X 10'10						
Main F.	Master Bedroom	10' X 11'7						
Main F.	Bedroom	10'1 X 10'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	959	Finished Levels:	1	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	959	Restricted Age:		5	
		# Pets / Cats; Dogs:	2 / Cats: Yes; Dogs: Yes	6	
Unfinished Floor Area:	0	# or % Rentals:	5	7	
Grand Total Floor Area:	959			8	

Listing Broker(s): (1) Sutton Group-West Coast Realty

Top floor corner PENTHOUSE suite in the "Watermark". Features 959 square feet with open floor plan and high ceilings, 2 beds and 2 full baths (bedrooms on opposite sides/not joining), quality rain-screened construction, high end finishings included are granite through out, 2 parking stalls and storage locker. Bright large NE corner suite offering lots on windows for natural light plus mountain views. Located in the desirable "Boulevard" and "South Point Exchange" with shopping, restaurants, transportation and all amenities outside your front door. Walk score 10 plus! Priced below assessed value for immediate occupancy! Price reflects decorating allowance for paint and flooring so bring you designer decorating ideas! Call today!

No Photo Available

List Price: \$286,500 Previous Price:
 Original Price: \$286,500

Subdiv/Complex: THE PATRICIAN
 Frontage: Approx Yr Blt: 1981 PID: 000-601-667
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 34 Zoning: RES
 Exposure: Bedrooms: 2 Taxes: \$1,723 (2014)
 Stories in Bldg: Bathrooms: 2 If New GST/HST Incl:
 Flood Plain: Full Baths: 2 Tax Incl Utils: No
 Meas. Type: Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed:
 View:

Style of Home:	Rancher/Bungalow	Total Parking:	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground	
Exterior:	Aluminum			
Rain Screen:		R/I Plumbing:		
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:
Renovations:		Units in Development:		Total Units in Strata:
Flooring:		Locker:		
Water Supply:	Community	Possession:		
Heat/Fuel:	Electric	Title to Land:	Freehold Strata	
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale	
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0	
Outdoor Area:	Balcony(s)			
Mngmt Co:	FRASER CAMPBELL	Property Disclosure:	N - COURT ORDER	
Mngmt Ph:	604-585-3276	Bylaw Restrictions:	Pets Not Allowed, Rentals Not Allowed	
	Maint Fee:			

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management

Legal: PL NWS1549 LT 1 LD 36 SEC 10 TWP 1 TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY I
 Amenities: Elevator, In Suite Laundry
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 15'2						
Main F.	Dining	10'2 X 8'6						
Main F.	Kitchen	11' X 10'10						
Main F.	Master Bedroom	15'3 X 10'9						
Main F.	Bedroom	14' X 13'10						
Main F.	Laundry	6'6 X 6'						
Main F.	Foyer	6' X 5'						
Main F.	Porch (enclosed)	16'9 X 8'2						

Floor Area (SqFt):	Total # Rooms:	8	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	Full	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): (1) RE/MAX Colonial Pacific Realty, (2) RE/MAX Colonial Pacific Realty

The Patrician. Corner Suite, 2 bed, 2 bath & large enclosed balcony (not incl in sqft).