

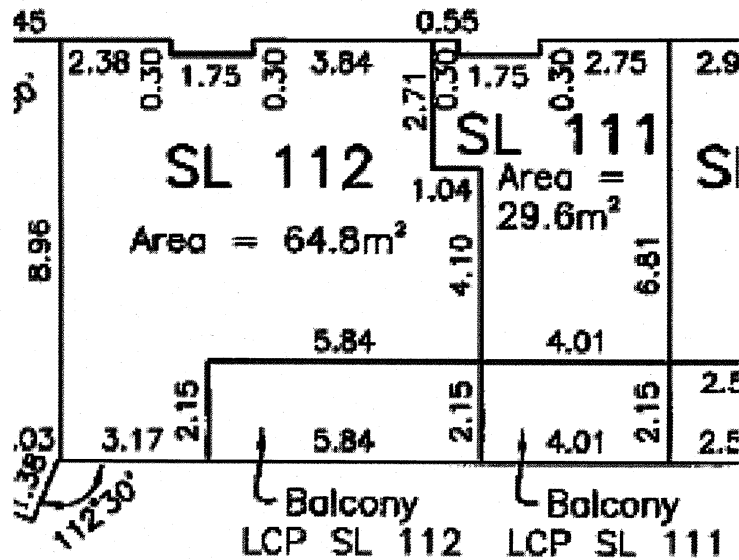
## #310 / #312 1395 Bear Mountain Parkway – Highlights

- Two Separate Titles – Strata Lots 111 and 112
- Strata Fees: #310 = \$172.31/month #312 = \$373.34/month (\$545.65 total)
- Property Taxes 2020: #310 = \$938 #312 = \$1943 (\$2881 total)
- Property Assessments 2020: #310 = \$192,400 #312 = \$398,400 (\$590,800 total)
- Two Parking stalls #45 and #46 (side-by-side)
- Two separate storage lockers #60 parkade level, #3 1<sup>st</sup> floor level
- Rentals – One Month Minimum per Bylaws
- Pets – No Size Restriction
- Age – All Ages Allowed
- Save \$2000 in Property Transfer Tax by purchasing separately
- Brand new hardwood floor throughout
- Two balconies, both with golf course views



Studio Suite Kitchen Layout and Design option, which had been pre-approved by the Strata. Studio unit has only ever been used as main bedroom with five piece ensuite and private balcony.

# #310/312 strata Plan Measurements



SL 112 = #312

698 sq ft + 135 sq ft balcony

SL 111 = #310

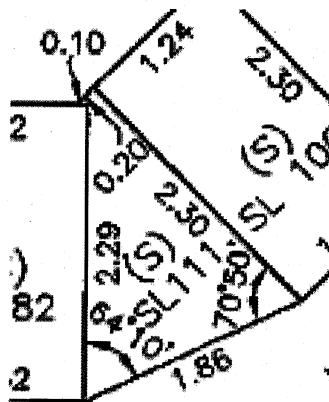
319 sq ft + 93 sq ft balcony

2.75	2.75
5.90	5.90
(P)	(P)
SL	SL
112	111
2.75	2.75

Parking

SL 112 = #312 = stall 45 = 175 sq ft

SL 111 = #310 = stall 46 = 175 sq ft



1.63	1.63
1.54	1.54
(S)	(S)
SL	SL
112	112
1.63	1.63

Storage

SL 112 = #312 = locker #60 = 27 sq ft

↳ located on 1st Floor, door by mail

SL 111 = #310 = locker #3 = 23 sq ft

↳ located parkade level