



## 202 Pembina Private

Located near the Strandherd Bridge, future LRT, parks, schools, and walking distance to shopping, pubs, and restaurants, this condo provides the ultimate low-maintenance lifestyle in a prime location. Shows like a model home!



2 bedrooms



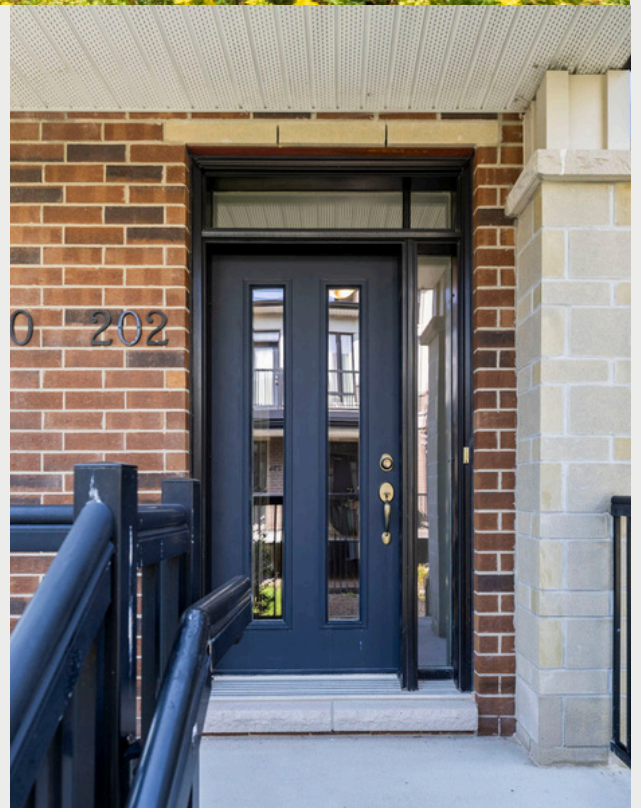
1 bathroom



Single Garage



Close to Transit



[www.202Pembina.com](http://www.202Pembina.com)





Soaring 11-foot cathedral ceilings & expansive windows create a bright & inviting atmosphere that is flooded with natural light.

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The open-concept living & dining areas flow seamlessly into the designer kitchen, complete with stainless steel appliances & breakfast bar.











## INCLUSIONS

**Refrigerator, Stove, Microwave Hood Fan,  
Dishwasher, Washer, Dryer, Automatic Garage  
Door Opener and Remote(s), All Electric Light  
Fixtures, All Window Blinds**



## APPROX COSTS

Taxes: \$3,139 /2024

Avg Heat: \$37 /month

Avg Hydro: \$60 /month

Avg Water: \$92 /month

Condo Fee: \$295.30 / month





# Remarkable Features



- ✓ Year built: 2014
- ✓ Single garage plus laneway
- ✓ Private balcony
- ✓ Open concept living space with wide plank hardwood flooring
- ✓ 11-foot ceilings on 2nd level
- ✓ Efficiently designed modern kitchen with ample storage
- ✓ Large island with diner bar
- ✓ Stainless steel refrigerator, stove with cooktop, dishwasher, and microwave hood fan
- ✓ Primary bedroom with walk-in closet
- ✓ Luxurious bathroom featuring soaker tub and corner shower
- ✓ In-unit laundry
- ✓ Easy access to:
  - ✓ Grocery, pharmacy and other shops
  - ✓ OC Transpo park and ride
  - ✓ Future LRT station
  - ✓ Fenced dog park