

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2013
Frontage (ft):		Bathrooms:	3	Age:	11
Lot Area:		Full Baths:	3	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,694.12
Rear Yard Exp:		Maint. Fee:	382.71	For Tax Year:	2022
View:	No			P.I.D.:	029-090-571

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed,Vinyl	Parking Access:	Rear
Foundation:		Parking:	Carport & Garage
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	80 - Total Units in Strata: 80
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Leonis Property Management - 604-575-5474
Complex / Subdiv:	ABBEY ROAD
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 63, PLAN EPS959, SECTION 24, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Garden,In Suite Laundry,Recreation Center
Site Influences:	Central Location,Golf Course Nearby,Paved Road,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Pantry
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'3 x 11'2	Below	Foyer	6'3 x 3'11
Main	Dining Room	14'11 x 10'9			
Main	Kitchen	14'5 x 8'3			
Above	Primary Bedroom	12'1 x 10'11			
Above	Bedroom	13'1 x 8'7			
Above	Bedroom	10'10 x 8'9			
Below	Bedroom	10' x 8'10			

Finished Floor (Main):	646 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	655 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	320 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	3	No
Finished Floor (Total):	1,621 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,621 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

ABBEY ROAD- a wonderful Townhome complex that is privately tucked away, yet close to everything you want! There is room for everyone in this 4 bedroom/3 bathroom home. Working from home? The Bed/Bath downstairs is ideal. Speaking of that- the large sundeck off the kitchen overlooks greenery to the west- great for entertaining! Club house contains a gym, pool table,entertainment centre,and a park area for kids & pets. Centrally located in the Grandview area- walk to the Morgan Crossing Outlets shops, a wide variety of restaurants and the Grandview Heights Aquatic Centre. Near the Pacific Heights Elementary, the new Grandview Highschool, and the highly-rated Southridge Private School. Location, Location, Location!