

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2008
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	16
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	DD
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,453.99
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	1,511.20	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-511-596

<b>Style of Home:</b>	Other	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric,Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:** Yes : City View

**Mgmt. Company:**

**Complex / Subdiv:** The Grace

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 46, PLAN BCS747, DISTRICT LOT 541, GROUP 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:** Air Cond./Central,Bike Room,Elevator,Exercise Centre,In Suite Laundry,Pool; Indoor,Sauna/Steam Room,Swirlpool/Hot Tub,Concierge

**Site Influences:** Central Location,Gated Complex,Marina Nearby,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Oven - Built In,Security System,Water Treatment,Wine Cooler

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed

**Listing Broker(s):** Century 21 Prudential Estates (Rmd) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'3 x 13'5	Main	Bedroom	10'1 x 9'11
Main	Family Room	16' x 12'7	Main	Walk-In Closet	3'2 x 9'
Main	Dining Room	11'6 x 12'2	Main	Office	10'2 x 11'2
Main	Kitchen	9'8 x 11'	Main	Foyer	5'8 x 9'1
Main	Storage	6'8 x 5'8			
Main	Primary Bedroom	10'8 x 15'8			
Main	Walk-In Closet	6'6 x 6'9			

<b>Finished Floor (Main):</b>	1,885 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	6	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	2	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>	None	Main	4	Yes
<b>Finished Floor (Total):</b>	1,885 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,885 sqft	<b>Beds In Bsmnt:</b>	0 / 2			
		<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

A rare opportunity in "The Grace" for a fully renovated 1885SF spectacular home. The residence was professionally updated in 2019 under the supervision of Bridget Savereux from BALANCE THREE DESIGN . The upgrades include, Full repaint, all electrical switches replaced & new lighting installed in each rm. All closets upgraded with the premium California shelving & drawers. In the kitchen new cupboard/drawers, Miele dishwasher, 2 x new Miele ovens, new Wolf gas cooktop, new double sinks, On demand filtered cold and hot water .New Caesarstone counters. The gourmet kit also features a Sub Zero fridge with ice maker. Both bdrns have newly installed Blackout curtains and both ensuites have floor tile heating. All 3 bthrms have new cabinets and sinks . This home has the Wow Factor, a must see!