

Depth/Size (ft):	0.0	Bedrooms:	2	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	3	Age:	16
Lot Area:		Full Baths:	2	Zoning:	DD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,453.99
Rear Yard Exp:		Maint. Fee:	1,570.14	For Tax Year:	2023
View:	Yes			P.I.D.:	027-511-596

Style of Home:	Other	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	0
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Tile,Wall/Wall/Mixed	Fixtures Rmvd:	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., 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			

Finished Floor (Main):	1,885 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	6	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Main	4	Yes
Finished Floor (Total):	1,885 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,885 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	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 room. 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 kitchen also features a Sub Zero fridge with ice maker. Both bdrms have newly installed Blackout curtains and both ensuites have floor tile heating . All 3 bathrooms have new cabinets and sinks . This home has the Wow Factor,