

Depth/Size (ft):		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:	\$6,212.08
Rear Yard Exp:		Maint. Fee:	1,364.30	For Tax Year:	2023
View:	Yes			P.I.D.:	025-898-922

Style of Home:	2 Storey,Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Brick,Concrete,Glass	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Forced Air,Geothermal	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : VIEW
Mgmt. Company:	Quay Pacific Property Mgmt
Complex / Subdiv:	THE GRACE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 2, 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:	Club House,Elevator,Exercise Centre,Pool; Indoor,Swirlpool/Hot Tub,Concierge
Site Influences:	Adult Oriented,Central Location,Gated Complex,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Microwave
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	15'7 x 13'7	Above	Bedroom	9'4 x 11'7
Main	Dining Room	11'9 x 10'5	Above	Office	6'2 x 8'5
Main	Foyer	7'10 x 3'2			
Main	Kitchen	10'3 x 14'2			
Main	Storage	8' x 7'			
Main	Storage	7'9 x 4'9			
Above	Primary Bedroom	13'2 x 15'10			

Finished Floor (Main):	849 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	849 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	1,698 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,698 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

A rare opportunity in "The Grace" for a most unique quiet corner townhome featuring the ultimate in luxury & European style elegance. The home features 10' ceilings, 2 private entrances one from the street and other from the Tuscan style courtyard. Custom exquisite finishing's are throughout the home. Features Geo thermal heating & air conditioning, designer gourmet kitchen with the top of the line appliances . There are 2 gas fireplaces in the home with 1 in the Primary bedroom. Off the spacious living room are custom folding doors opening up to the 180 SF patio . The complex offers state of the art security technology with biometric fingerprint security system. Included is 24hr concierge service, a fabulous fitness ctr with indoor/outdoor pool. A must see!