

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	15
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CDZ
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,982.54
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	360.79	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-645-924

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Mixed,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	97 - Total Units in Strata: 97
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Rooftop Deck	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MOUNTAIN
<b>Mgmt. Company:</b>	Dwell Property Management
<b>Complex / Subdiv:</b>	Brownstones
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 62, PLAN BCS2824, SECTION 23, 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
<b>Amenities:</b>	Club House,Exercise Centre
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Colonial Pacific Realty, RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'7 x 8'9	Above	Walk-In Closet	7'4 x 3'3
Main	Living Room	14'10 x 10'8	Below	Foyer	3'6 x 7'3
Main	Dining Room	10'9 x 6'10			
Main	Eating Area	10'7 x 9'0			
Above	Primary Bedroom	10'8 x 10'8			
Above	Bedroom	8'11 x 8'4			
Above	Bedroom	8'6 x 8'4			

<b>Finished Floor (Main):</b>	668 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	568 sqft	<b># Of Kitchens:</b>	1	Above	4	Yes
<b>Finished Floor (Below):</b>	84 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,320 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,320 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

WELCOME TO THE BROWNSTONES! Enjoy the STUNNING MOUNTAIN VIEWS from PRIVATE rooftop patio! Built by Adera, this 3 bed, 2 bath townhome in a family oriented complex is ideal for first time home buyers & investors! Incredibly well kept unit & outdoor spaces, located in a quiet corner of the complex, this home is perfect for young families! Centrally located STEPS AWAY from all Grandview Corners has to offer with shopping, groceries, fitness centre, dining, coffee shops & more! NEW HOT WATER TANK as of 2023, and garage has just been serviced! As well as walking distance to highly sought after South Ridge Private School. BOOK YOUR PRIVATE SHOWING TODAY! OPEN HOUSE Saturday, June 15th from 1-3 and Sunday, June 16 from 2-4 pm.