

|                         |     |                    |        |                            |             |
|-------------------------|-----|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> |     | <b>Bedrooms:</b>   | 2      | <b>Approx. Year Built:</b> | 2019        |
| <b>Frontage (ft):</b>   |     | <b>Bathrooms:</b>  | 2      | <b>Age:</b>                | 5           |
| <b>Lot Area:</b>        |     | <b>Full Baths:</b> | 2      | <b>Zoning:</b>             | MF          |
| <b>Flood Plain:</b>     | No  | <b>Half Baths:</b> | 0      | <b>Gross Taxes:</b>        | \$2,500.08  |
| <b>Rear Yard Exp:</b>   |     | <b>Maint. Fee:</b> | 569.06 | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>            | Yes |                    |        | <b>P.I.D.:</b>             | 030-685-915 |

|                         |                           |                         |                                     |
|-------------------------|---------------------------|-------------------------|-------------------------------------|
| <b>Style of Home:</b>   | Penthouse                 | <b>Parking:</b>         | Total: 2 - Covered: 2               |
| <b>Construction:</b>    | Frame - Wood              | <b>Covered Parking:</b> | 2                                   |
| <b>Exterior:</b>        | Mixed,Stone,Vinyl         | <b>Parking Access:</b>  |                                     |
| <b>Foundation:</b>      |                           | <b>Parking:</b>         | Garage; Underground,Visitor Parking |
| <b>Rain Screen:</b>     |                           | <b>Locker:</b>          | Yes                                 |
| <b>Renovations:</b>     |                           | <b>Units in Dev:</b>    |                                     |
| <b># of Fireplaces:</b> | 0 - Fuel: None            | <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>    | Balcny(s) Patio(s) Dck(s) | <b>PAD Rental:</b>      |                                     |
| <b>Type of Roof:</b>    | Asphalt                   | <b>Fixtures Leased:</b> | No                                  |
| <b>Floor Finish:</b>    |                           | <b>Fixtures Rmvd:</b>   | No                                  |

|                            |   |
|----------------------------|---|
| <b>View:</b>               | Yes : MOUNTAIN & PARK   |
| <b>Mgmt. Company:</b>      | First Service Residential - 604-683-8900  |
| <b>Complex / Subdiv:</b>   | WATERSTONE  |
| <b>Services Connected:</b> | Electricity,Sanitary Sewer,Storm Sewer,Water  |
| <b>Legal:</b>              | STRATA LOT 464, PLAN BCS3648, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V |
| <b>Amenities:</b>          | Club House,Exercise Centre,Pool; Indoor,Recreation Center,Sauna/Steam Room,Storage  |
| <b>Site Influences:</b>    | Central Location,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>  | Stonehaus Realty Corp.  |

| Floor | Type            | Dimensions  | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main  | Kitchen         | 9'10 x 8'9  | Above | Loft | 15'4 x 9'3 |
| Main  | Dining Room     | 12'2 x 6'4  |       |      |            |
| Main  | Living Room     | 12'2 x 11'2 |       |      |            |
| Main  | Primary Bedroom | 14'1 x 10'5 |       |      |            |
| Main  | Walk-In Closet  | 10'7 x 5'2  |       |      |            |
| Main  | Bedroom         | 11'7 x 8'9  |       |      |            |
| Main  | Walk-In Closet  | 4'10 x 3'2  |       |      |            |

|                                |            |                                   |                          |                       |                    |                 |
|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 930 sqft   | <b># Of Rooms:</b>                | 8                        | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 210 sqft   | <b># Of Kitchens:</b>             | 1                        | Main                  | 4                  | No              |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>               | 2                        | Main                  | 4                  | Yes             |
| <b>Finished Floor (Bsmnt):</b> | 0 sqft     | <b>Crawl/Bsmnt Height:</b>        |                          |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 1,140 sqft | <b>Basement:</b>                  | None                     |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b># or % of Rentals Allowed:</b> | 100                      |                       |                    |                 |
| <b>Grand Total:</b>            | 1,140 sqft | <b># Of Pets:</b>                 | 2 - Cats: Yes, Dogs: Yes |                       |                    |                 |

Discover luxury living - Esplanade Grande at Waterstone in Clayton Heights! This exquisite Loft-Style Penthouse boasts 2 beds, 2 baths, & a captivating open-concept design w/ soaring 17 ft. ceilings. Enjoy a spacious 112 sq ft covered deck offering serene views of lush greenspace. The kitchen features top-of-the-line LG S/S appliances, elegant full slab granite countertops, and a modern Espresso Dark scheme. Indulge in resort-style amenities including a swimming pool, hot tub, sauna, fitness center, Chef's kitchen, fireside lounge, billiard room, and private movie theater. Conveniently situated near transit, coffee shops, shopping, and dining options. This unit includes 2 side-by-side parking stalls and 2 storage lockers (with custom shelving). Pets and rentals welcome.