

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	1983
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	1	<b>Age:</b>	41
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	RM4
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,229.86
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	352.25	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	001-067-389

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Stucco,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	80 - Total Units in Strata: 80
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Metal	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** Ranch Managements Services - 604-684-4508

**Complex / Subdiv:** Augusta Grove

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

**Legal:** STRATA LOT 30, PLAN NWS2225, DISTRICT LOT 135, 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 1

**Amenities:** Elevator,In Suite Laundry,Storage,Wheelchair Access

**Site Influences:** Central Location,Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed,Rentals Allowed

**Listing Broker(s):** Sutton Group-West Coast Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'10 x 8'1			
Main	Dining Room	14'4 x 7'11			
Main	Living Room	14'4 x 12'8			
Main	Bedroom	10'9 x 13'9			
Main	Foyer	3'5 x 4'7			

<b>Finished Floor (Main):</b>	720 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	720 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	720 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Welcome to Augusta Grove. This spacious one bedroom floor plan is well laid out and features hardwood flooring, crown moulding, stainless steel appliances, in-suite laundry & large patio with extra private storage on the balcony. This unit comes with secured parking & 1 storage locker. Only steps to transit, schools, trails, Greystone Village & Burnaby Mountain Golf Course. A few minutes by car or bus to Simon Fraser University or Amazing Brentwood. Pets & Rentals okay. Call today for your private showing!!