

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 2008
Frontage (ft):	Bathrooms: 2	Age: 16
Lot Area:	Full Baths: 2	Zoning: CD-23
Flood Plain:	Half Baths: 0	Gross Taxes: \$2,848.93
Rear Yard Exp:	Maint. Fee: 470.54	For Tax Year: 2023
View:		P.I.D.: 027-632-881

Style of Home: 1 Storey,Penthouse	Parking: Total: 1 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Brick,Vinyl,Wood	Parking Access: Side
Foundation:	Parking: Garage Underbuilding,Visitor Parking
Rain Screen:	Locker:
Renovations:	Units in Dev: - Total Units in Strata: 288
# of Fireplaces:	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard,Electric	Property Disc: Yes
Outdoor Area: Balcony(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd: No

View:

Mgmt. Company: Leonis Property Management - 604-575-5474

Complex / Subdiv: THE GROVE

Services Connected: Electricity,Sanitary Sewer,Water

Legal: PL BCS3066 LT 127 LD 36 SEC 35 TWP 8 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Amenities: Bike Room,Elevator,In Suite Laundry,Wheelchair Access

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'4 x 9'2			
Main	Dining Room	11'4 x 12'1			
Main	Living Room	11'3 x 9'3			
Main	Primary Bedroom	9'7 x 14'1			
Main	Bedroom	8'7 x 12'4			
Main	Foyer	3'9 x 4'5			

Finished Floor (Main): 847 sqft	# Of Rooms: 6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	4	Yes
Finished Floor (Below): 0 sqft	# Of Levels: 1	Main	3	No
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 847 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed: 100			
Grand Total: 847 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

Seeking a spacious condo in a prime locale? Look no further than this Walnut Grove penthouse. With 2 generously sized cross-hall bedrooms and 2 full baths, it offers an open layout living space, ideal for young families, downsizers, or roommates. Enjoy turnkey readiness with vinyl plank flooring, granite counters, and SS appliances. The NE-facing balcony boasts privacy from strategically placed trees and floods the unit with natural light. PETS allowed w/NO SIZE RESTRICTIONS! A proactive strata manages the development, ensuring financial security. Conveniently located near transit, shopping, park-and-ride, and recreation. Secured access to one parking stall and storage locker included.