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| 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: | \$2,845.97 |
| Rear Yard Exp: | | Maint. Fee: | 470.54 | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 027-802-019 |

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| Style of Home: | 1 Storey,Corner Unit | Parking: | Total: 2 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Mixed | Parking Access: | Side |
| Foundation: | | Parking: | Garage; Underground |
| Rain Screen: | | Locker: | Yes |
| Renovations: | Partly | Units in Dev: | |
| # of Fireplaces: | 0 - Fuel: | 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: | Laminate,Mixed | Fixtures Rmvd: | No |

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| View: | Yes : Greenbelt + Pond |
| Mgmt. Company: | Leonis Management - 604-575-5474 |
| Complex / Subdiv: | The Grove |
| Services Connected: | Electricity,Sanitary Sewer,Storm Sewer,Water |
| Legal: | STRATA LOT 207 PLAN BCS3066 SECTION 35 TOWNSHIP 8 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V |
| Amenities: | Elevator,In Suite Laundry,Playground,Storage,Wheelchair Access |
| Site Influences: | Central Location,Gated Complex,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Microwave,Smoke Alarm,Sprinkler - Fire |
| Bylaw Restrict: | Pets Allowed w/Rest.,Rentals Allowed |
| Listing Broker(s): | Royal LePage Northstar Realty (S. Surrey) |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main | Foyer | 5'3 x 4'3 | | | |
| Main | Kitchen | 7'5 x 10'0 | | | |
| Main | Dining Room | 9'9 x 9'2 | | | |
| Main | Living Room | 13'5 x 11'7 | | | |
| Main | Bedroom | 9'0 x 10'10 | | | |
| Main | Primary Bedroom | 10'11 x 9'7 | | | |
| Main | Walk-In Closet | 5'1 x 4'10 | | | |

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|--------------------------------|----------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 835 sqft | # Of Rooms: | 7 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 3 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 4 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 835 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | 100 | | | |
| Grand Total: | 835 sqft | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

Ultra Bright and spacious CORNER UNIT in The Grove! An ultra convenient location and no looking at neighbours or buildings in this unit with Greenbelt, pond + city-scape views! This 835 sqft condo has 2 beds/2 baths, a nice open floor plan w/ bedrooms on opposite sides and cozy 103sqft South/West facing deck to enjoy the views and Sunshine. Fresh new floors + paint, S/S appliances, and granite kitchen counters. Storage locker for your extras and comes with 2 SIDE by SIDE underground parking stalls close to the building entry. WALK to rapid transit, shopping, recreation, parks, schools and lightning fast access to Highway 1. This home is a great value, don't miss out!