

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

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

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			

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 (Bsmnt):	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!