

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2019
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	5
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-30
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,905.38
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	253.73	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	030-835-305

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 75
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Dwell - 604-821-2999
<b>Complex / Subdiv:</b>	Freestyle
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 65 SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLANEPS4441 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THEUNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Club House,Garden,In Suite Laundry
<b>Site Influences:</b>	Paved Road,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 13'2	Below	Den	8'0 x 8'6
Main	Dining Room	10'5 x 16'3	Below	Foyer	4'2 x 4'2
Main	Kitchen	9'0 x 13'5			
Above	Primary Bedroom	11'3 x 11'3			
Above	Walk-In Closet	7'4 x 7'9			
Above	Bedroom	10'11 x 8'5			
Above	Bedroom	7'8 x 12'1			

<b>Finished Floor (Main):</b>	565 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	610 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	176 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	Yes
<b>Finished Floor (Total):</b>	1,351 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,351 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome home to one of the most sought after floorplans at Freestyle in Grandview Heights, South Surrey. This 3-bedroom plus den townhouse with 2.5 bathrooms is bright, spacious, and offers an open concept main floor with 9' ceilings on the main, and abundant natural light. The home features large windows, stainless steel appliances, a large island, quartz countertops, west facing balcony, and a SIDE-BY-SIDE garage. MOVE IN READY! It is walking distance to both levels of schools and close to restaurants, shopping, and the Grandview Heights Aquatic Centre. Call today to book your viewing – you will not be disappointed! OPEN HOUSE Sunday, JUNE 16th from 2-4 pm.