

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2009
Frontage (ft):	Bathrooms:	1	Age:	15
Lot Area:	Full Baths:	1	Zoning:	CD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,774.92
Rear Yard Exp:	Maint. Fee:	224.65	For Tax Year:	2023
View:	No		P.I.D.:	027-958-469

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	STRATACO MANAGEMENT LTD. - 604-294-4141
Complex / Subdiv:	SUNSET GROVE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 46, PLAN BCS3396, SECTION 15, TOWNSHIP 8, 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 V
Amenities:	Bike Room,Elevator,Garden,In Suite Laundry,Playground,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 11'7			
Main	Dining Room	8'5 x 8'2			
Main	Kitchen	11'8 x 8'9			
Main	Bedroom	13' x 10'6			
Main	Foyer	4'4 x 3'5			

Finished Floor (Main):	638 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	638 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	638 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

CARRIAGE STYLE TOWNHOME AT SUNSET GROVE IN CLAYTON HEIGHTS!! Rarely Offered 1 Bdrm Garden Level Unit. This Beautiful home faces onto the Courtyard with 2 Private Entrances front & back and 2 Patios to Enjoy! Offers 9 Ft. Ceilings, Gourmet Kitchen with Granite Counters, Breakfast Bar, New S/S Stove, Fridge & Washer/Dryer. Living Room is enhanced with a Gas Fireplace, Spacious Bdrm with New Carpets & Cheater 5 Pc. Ensuite with Soaker Tub & Radiant In Floor Heating. Freshly Painted Thru-Out! Fabulous Location!! Within Mins to Parks, Restaurants, Shopping at Willowbrook Mall & Upcoming New Skytrain Station! 2 Pets Allowed-2 Dogs or 2 Cats No Size Restriction-No Vicious Dogs. Quick Possession If Needed! Sorry! Open House Cancelled For Sunday August 11, 2024.