

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

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

|                            |   |
|----------------------------|---|
| <b>View:</b>               | No  |
| <b>Mgmt. Company:</b>      | STRATACO MANAGEMENT LTD. - 604-294-4141   |
| <b>Complex / Subdiv:</b>   | SUNSET GROVE  |
| <b>Services Connected:</b> | Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water  |
| <b>Legal:</b>              | 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 |
| <b>Amenities:</b>          | Bike Room, Elevator, Garden, In Suite Laundry, Playground, Storage  |
| <b>Site Influences:</b>    | Central Location, Recreation Nearby, Shopping Nearby  |
| <b>Features:</b>           | ClthWsh/Dryr/Frdg/Stve/DW, Microwave  |
| <b>Bylaw Restrict:</b>     | Pets Allowed w/Rest., Rentals Allowed   |
| <b>Listing Broker(s):</b>  | 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    |       |      |            |

|                                |          |                                   |                          |                       |                    |                 |
|--------------------------------|----------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 638 sqft | <b># Of Rooms:</b>                | 5                        | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 0 sqft   | <b># Of Kitchens:</b>             | 1                        | Main                  | 5                  | No              |
| <b>Finished Floor (Below):</b> | 0 sqft   | <b># Of Levels:</b>               | 1                        |                       |                    |                 |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft   | <b>Crawl/Bsmt Height:</b>         |                          |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 638 sqft | <b>Basement:</b>                  | None                     |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft   | <b># or % of Rentals Allowed:</b> |                          |                       |                    |                 |
| <b>Grand Total:</b>            | 638 sqft | <b># Of Pets:</b>                 | 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!