

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2014
Frontage (ft):		Bathrooms:	2	Age:	10
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,508.34
Rear Yard Exp:		Maint. Fee:	284.76	For Tax Year:	2023
View:	No			P.I.D.:	029-333-351

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	The Grove
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 45 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS1116 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Exercise Centre,In Suite Laundry,Playground,Pool; Outdoor,Recreation Center
Site Influences:	Central Location,Paved Road,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	4'10 x 7'7			
Main	Living Room	14'10 x 9'8			
Main	Dining Room	9'10 x 10'3			
Main	Kitchen	8'11 x 11'			
Main	Patio	7'8 x 11'4			
Above	Primary Bedroom	11'1 x 9'8			
Above	Bedroom	8'4 x 8'9			

Finished Floor (Main):	501 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	490 sqft	# Of Kitchens:	1	Above	3	Yes
Finished Floor (Below):	102 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above		No
Finished Floor (Total):	1,093 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,093 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to your new townhome at The Grove in the very desirable area of Clayton Heights & just right across the street from Katzie Elementary! This CORNER w/BONUS double side-by-side garage has just been professionally painted & features an abundance of windows bringing in lots of natural light. The main floor features updated pot lights & an OPEN floor plan w/living room, kitchen w/quartz counters SS appliances eat up breakfast bar + built in office nook & dining area which leads to a large west facing patio. Upstairs has 2 bedrooms featuring primary w/ensuite & family bath. The Grove boasts 9,000sq/ft of resort-like amenities, incl. a floor hockey rink, gym, cinema, fireside lounge & terrace with barbecue. Conveniently located just steps to bus stops, shopping, grocery & all major routes