

Depth/Size (ft):	0	Bedrooms:	3	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	2	Age:	16
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,946.71
Rear Yard Exp:		Maint. Fee:	361.00	For Tax Year:	2023
View:	Yes			P.I.D.:	027-528-880

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	97 - Total Units in Strata: 97
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Softwood,Tile,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	Yes : MOUNTAIN
Mgmt. Company:	Dwell Management - 604-821-2999
Complex / Subdiv:	The Brownstones
Services Connected:	Electricity
Legal:	STRATA LOT 52, PLAN BCS2824, SECTION 23, TOWNSHIP 1, 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:	Club House,Exercise Centre,In Suite Laundry
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'11 x 10'10	Above	Bedroom	8'8 x 8'4
Main	Foyer	4'0 x 5'1	Abv Main 2	Patio	17'6 x 36'0
Main	Eating Area	11'1 x 6'4			
Main	Kitchen	11'11 x 7'11			
Main	Dining Room	10'10 x 8'0			
Above	Primary Bedroom	10'10 x 10'6			
Above	Bedroom	9'9 x 8'6			

Finished Floor (Main):	581 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	581 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	46 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,208 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,208 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

This beautiful 3 bedroom, 2 bathroom townhome offers incredible value! Central location, rooftop patio with VIEWS of the mountains, well kept and high end complex- this one will check all of your boxes! A 2 minute walk to Sunnyside elementary school and GRANDVIEW CORNERS is right on your doorstep! Come and see why this home will offer you the perfect blend of affordability, function and location that you have been waiting for. OPEN HOUSE 1-3 SUNDAY, July 28