

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1982
Frontage (ft):		Bathrooms:	2	Age:	42
Lot Area:		Full Baths:	1	Zoning:	MF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$1,614.82
Rear Yard Exp:		Maint. Fee:	484.12	For Tax Year:	2024
View:	Yes			P.I.D.:	006-384-056

Style of Home:	Corner Unit,Penthouse	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Stucco,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	22 - Total Units in Strata: 22
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	Yes : MOUNTAINS
Mgmt. Company:	DWELL PROPERTY MANAGEMENT - 604-821-2999
Complex / Subdiv:	WEST GRANVILLE MANOR
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 22, PLAN VAS1077, DISTRICT LOT 318, 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 1 OR V, AS APPROPRIATE
Amenities:	Elevator,In Suite Laundry,Storage
Site Influences:	Central Location,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'8 x 10'10	Main	Walk-In Closet	5'11 x 5'2
Main	Dining Room	7'7 x 7'37			
Main	Bedroom	12'1 x 11'6			
Main	Bedroom	10'7 x 10'1			
Main	Flex Room	9'5 x 7'5			
Main	Foyer	7'4 x 5'2			
Main	Kitchen	7'9 x 7'5			

Finished Floor (Main):	936 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	936 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	936 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Bright Penthouse corner unit on a very quiet street. Two bedrooms, 2 baths and ensuite laundry. Laminate & tile flooring, brand new carpets in bedrooms and freshly painted throughout. Hugh SW facing 241 sq ft deck off lvgrm. SE facing balcony off dinrm .European style shaker style kitchen cupboards, custom blinds and 2 year old HW tank. Building has had many upgrades, Vinyl siding, windows, wood trim, fascia boards, railings and sliding doors all done in 2011. Elevator upgrade 2017. Upgraded entrance gate and waterproofing renewal project done in the underground parkade 2020. Two side by side parking, storage locker and bike room. Walk to David Lloyd George Elem School and Sir Winston Churchill Secondary. Minutes to Vancouver International Airport, Marine Gateway Skytrain and Hwy 99.