

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	4	Age:	5
Lot Area:		Full Baths:	2	Zoning:	MT 52
Flood Plain:		Half Baths:	2	Gross Taxes:	\$2,868.87
Rear Yard Exp:		Maint. Fee:	162.70	For Tax Year:	2024
View:	No			P.I.D.:	030-930-804

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	53 - Total Units in Strata: 53
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Homelife Advantage - 604-853-7368
Complex / Subdiv:	The Grand
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 14, PLAN EPS6326, SECTION 21, TOWNSHIP 17, 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:	Air Cond./Central,Club House,Playground
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 15'6			
Main	Dining Room	13'4 x 7'10			
Main	Kitchen	13'4 x 10'8			
Above	Primary Bedroom	15'4 x 15'			
Above	Bedroom	10'3 x 9'9			
Above	Bedroom	10'5 x 9'1			
Below	Recreation Room	19' x 13'7			

Finished Floor (Main):	612 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	689 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	337 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	1,638 sqft	Basement:	None	Below	2	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,638 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome To The Grand! This Bright & Spacious Townhome will have a Brand New feel w/ its Modern Layout & Functional Floorplan. 3 Bedrooms, 4 Bathrooms & a Versatile Rec Room that can be adapted to suit your lifestyle needs. Spacious living room w/ 9' Ceilings throughout features a cozy fireplace and large windows that flood the space w/ natural light. Beautiful Kitchen Featuring SS Appliances, Gas Range, Tile Backsplash, Quartz Countertops w/ Eat Up Bar & a Covered Sundeck w/Gas Hookup For Year Rounds BBQ's! Primary Bedroom Features Vaulted Ceilings, Plenty of Closet Space & a 4 PC Ensuite. This home also Features Central Air Conditioning & a Spacious Garage w/ Ev Hookup & Room to park on the Pad. Conveniently Located Within Steps to Schools, Parks, Recreation Center, Transit & Much More!