

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	1	Age:	16
Lot Area:		Full Baths:	1	Zoning:	CD-23
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,550.16
Rear Yard Exp:		Maint. Fee:	323.88	For Tax Year:	2024
View:	No			P.I.D.:	027-726-711

Style of Home:	1 Storey,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Fibre Cement Board,Mixed	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	LEONIS MANAGEMENT & CONSULTANT - 604-575-5474
Complex / Subdiv:	The Grove
Services Connected:	Electricity,Storm Sewer,Water
Legal:	STRATA LOT 144 SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS3066TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Garden,In Suite Laundry,Playground,Storage
Site Influences:	Central Location,Gated Complex,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	No Restrictions
Listing Broker(s):	RE/MAX Magnolia

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'8 x 8'7			
Main	Kitchen	9'3 x 12'11			
Main	Dining Room	9'3 x 6'1			
Main	Primary Bedroom	10' x 10'3			
Main	Living Room	13' x 11'8			
Main	Patio	18' x 7'6			
Main	Patio	8'3 x 10'8			

Finished Floor (Main):	590 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	590 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	590 sqft	# Of Pets:	No Restriction -			

Welcome to your new home! This delightful ground-floor condo offers the perfect blend of convenience and comfort. The spacious open-plan living area features large sliding doors to the patio, that flood the space with natural light, creating a warm and inviting atmosphere. The well-appointed kitchen boasts modern appliances, ample cabinet space, and a cozy breakfast bar. A nice sized bedroom with built in closet follows into the bathroom featuring a good sized bath tub with over head shower. Large patio to host BBQ's and sit out to enjoy your morning coffee! Additional features include in-unit laundry, assigned parking & storage. Situated in a well-maintained community! Book your viewing today!