

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:	Half Baths:	0	Gross Taxes:	\$2,728.22
Rear Yard Exp:	Maint. Fee:	409.43	For Tax Year:	2024
View:	No		P.I.D.:	027-631-796

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Other,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# 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)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	

View:	No
Mgmt. Company:	Leonis Management & Consultant - 604-575-5474
Complex / Subdiv:	The Grove
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 18 SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3066. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PORPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.
Amenities:	Elevator,In Suite Laundry,Playground,Storage
Site Influences:	Central Location,Gated Complex,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'10 x 9'0			
Main	Dining Room	10'10 x 11'8			
Main	Living Room	10'11 x 8'4			
Main	Primary Bedroom	10'0 x 13'9			
Main	Den	7'5 x 5'7			
Main	Foyer	4'0 x 4'8			
Main	Patio	10'11 x 5'5			

Finished Floor (Main):	712 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	712 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	712 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to The Grove—a fantastic opportunity to own a ground-level, one-bedroom condo with a versatile den, perfect for a home office, storage, or even a small guest room. This open-concept living space is designed with modern comforts in mind, featuring Stainless Steel Appliances—sleek and stylish for all your culinary needs. Granite Countertops: Durable and elegant, adding a touch of luxury. Covered Patio: Enjoy your morning coffee or evening relaxation in this cozy outdoor space. This home is conveniently located close to shopping, transit, and freeway access and offers the perfect blend of comfort and convenience. Don't miss out on making this your first home!