

Depth/Size (ft):	Bedrooms: 1	Approx. Year Built: 2005
Frontage (ft):	Bathrooms: 1	Age: 19
Lot Area:	Full Baths: 1	Zoning: CD-RM5
Flood Plain:	Half Baths: 0	Gross Taxes: \$2,022.81
Rear Yard Exp:	Maint. Fee: 401.10	For Tax Year: 2023
View:		P.I.D.: 026-304-571

Style of Home: 1 Storey	Parking: Total: 1 - Covered: 1
Construction: Concrete	Covered Parking: 1
Exterior: Brick,Concrete,Stucco	Parking Access:
Foundation:	Parking: Garage; Underground
Rain Screen:	Locker:
Renovations:	Units in Dev:
# of Fireplaces: 1 - Fuel: Gas - Natural	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard	Property Disc: Yes
Outdoor Area: Balcony(s)	PAD Rental:
Type of Roof: Torch-On	Fixtures Leased: No
Floor Finish:	Fixtures Rmvd:

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Water

Legal: STRATA LOT 32, PLAN BCS1339, DISTRICT LOT 119, GROUP 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 1 OR V, AS APPROPRIATE

Amenities: Elevator,Guest Suite,Pool; Outdoor,Recreation Center,Storage

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Coldwell Banker Prestige Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	9'4 x 7'5			
Main	Kitchen	9'10 x 9'9			
Main	Dining Room	13'8 x 9'7			
Main	Living Room	13'8 x 10'1			
Main	Bedroom	11'1 x 10'1			
Main	Walk-In Closet	7'6 x 3'0			
Main	Patio	10'9 x 8'9			

Finished Floor (Main): 860 sqft	# Of Rooms: 7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	4	No
Finished Floor (Below): 0 sqft	# Of Levels: 1			
Finished Floor (Bsmt): 0 sqft	Suite:			
Finished Floor (Total): 860 sqft	Crawl/Bsmt Height:			
Unfinished Floor: 0 sqft	Basement: None			
Grand Total: 860 sqft	Beds In Bsmt: 0 / 1			
	# Of Pets:			

Spacious one-bedroom + den condo at Marquis Grande. This quiet one-bedroom home has a large den that can be used as a second bedroom, office, or storage. This open floor plan features: stainless appliances, granite countertops, walk-in closet, in-suite laundry, brand new flooring & large balcony - perfect for your BBQ. The building is well-run, has a gym and outdoor pool, plus 2 guest suites. Located near Brentwood Mall, easy access to transit. Pets ok (less than 12kg). Comes with 1 parking stall and 1 storage locker.