

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	2	Age:	2
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,572.03
Rear Yard Exp:		Maint. Fee:	461.31	For Tax Year:	2024
View:	Yes			P.I.D.:	031-896-057

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	250 - Total Units in Strata: 250
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:	Yes : PANORAMIC VIEWS- city skyline
Mgmt. Company:	AWM - Alliance Real Estate - 604-685-3227
Complex / Subdiv:	The Holland by Townline
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 247 SECTION 27 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS8928 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,Exercise Centre,In Suite Laundry,Storage,Concierge
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey), Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	10'0 x 9'8			
Main	Kitchen	10'4 x 9'10			
Main	Living Room	13'8 x 11'3			
Main	Bedroom	10'1 x 9'6			

Finished Floor (Main):	737 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	737 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	737 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

TOP FLOOR CORNER UNIT with SPECTACULAR views of city, mountains & river. Built by Townline, this 2 bed 2 bath unit at "The Holland" is immaculately kept, with a show suite look throughout. Feature walls in living room & 2 bedrooms. Open concept living room w/ lots of room to entertain. Living room, patio and primary bedroom ALL have extra large windows that showcase the view. A/C throughout the unit, in suite laundry & stainless steel appliances throughout. This building is close to all amenities you would need, and has a 24 hour concierge, state of the art gym & large indoor and outdoor amenity space w/kitchen & playground. Don't miss this unit!! OPEN HOUSE SAT SEPT 14 2-4 & SUN SEPT 15 1-3.