

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2014
Frontage (ft):		Bathrooms:	3	Age:	10
Lot Area:		Full Baths:	3	Zoning:	FM-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,458.49
Rear Yard Exp:		Maint. Fee:	878.88	For Tax Year:	2024
View:	Yes			P.I.D.:	029-246-253

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Aluminum,Glass,Mixed	Parking Access:	Lane
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	25 - Total Units in Strata: 25
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	
Floor Finish:	Hardwood,Mixed,Tile	Fixtures Rmvd:	

View:	Yes : Mountain & City
Mgmt. Company:	Associa - 604-591-6060
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 14, PLAN EPS1369, DISTRICT LOT 526, 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:	Bike Room,Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Gated Complex,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Compactor - Garbage,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Amex Broadway West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'1 x 11'0	Below	Bedroom	12'0 x 9'11
Main	Dining Room	14'1 x 9'0	Below	Bedroom	7'9 x 10'5
Main	Kitchen	8'2 x 12'2	Below	Den	7'0 x 9'5
Main	Nook	7'0 x 4'8			
Above	Primary Bedroom	10'10 x 10'8			
Above	Walk-In Closet	7'8 x 5'0			
Above	Bedroom	8'8 x 10'8			

Finished Floor (Main):	595 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	535 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	559 sqft	Crawl/Bsmt Height:		Below	4	No
Finished Floor (Total):	1,689 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,689 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Spacious 4 bedroom & den townhome in desirable Fairview slopes, design by award winning Michael Green. Great views from living room and master bedroom toward city and mountains. Entertainment sized rooftop deck is a huge bonus. The open layout of living, dining and kitchen with high ceilings makes this home feel inviting and contemporary. The kitchen has stone countertops, custom cabinetry, premium appliances and well placed island. Oak flooring with radiant heating. This newer building has been well kept and is steps to shopping, transit, and the overhead walkway to Granville Island. Two parking spaces and locker plus lots of additional storage make it easy to keep your outdoor toys secure and easy to access. Don't miss this chance to ideal Vancouver living. Open Oct 13 2-4