

Depth/Size (ft):	0	Bedrooms:	2	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	2	Age:	0
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:		Maint. Fee:	281.10	For Tax Year:	2023
View:	No			P.I.D.:	032-278-047

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	53 - Total Units in Strata: 53
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Axis Strata Management - 778-593-1952
Complex / Subdiv:	Holden Residences
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 4 SECTION 24 TOWNSHIP 1 PLAN EPS10514 NWD TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Elevator,In Suite Laundry,Recreation Center,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer,Dishwasher,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

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

Finished Floor (Main):	983 sqft	# Of Rooms:	8	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	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	983 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	983 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Holden Residences – a boutique collection of 53 exclusive homes designed by award-winning Focus Architecture. This 983 sqft unit boasts a 763 sqft patio and includes 2 parking stalls. It features high-quality finishes like soft-close shaker-style cabinets, quartz countertops, and a full-height tile backsplash. The kitchen is equipped with Fisher & Paykel stainless steel appliances, including a gas range and double-drawer dishwasher. Enjoy double ensuites, walk-in closets, A/C rough-in, and a gas BBQ outlet on the deck. One parking stall is ready for an EV charger. Located steps from Grandview Aquatic Centre, shops, schools, and transit. Call today!