

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2014
Frontage (ft):		Bathrooms:	3	Age:	10
Lot Area:		Full Baths:	3	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,329.57
Rear Yard Exp:		Maint. Fee:	451.89	For Tax Year:	2024
View:	No			P.I.D.:	029-366-470

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	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:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Quay Pacific - 604-685-8830
Complex / Subdiv:	Breeze
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 103, STRATA PLAN EPS1295, SECTION 13, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, 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,Exercise Centre,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Rentals Allwd w/Restrctns,Smoking Restricti
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'2 x 10'6	Above	Bedroom	9'0 x 8'7
Main	Eating Area	9'8 x 10'7	Below	Bedroom	10'8 x 13'9
Main	Dining Room	11'1 x 7'11	Below	Walk-In Closet	3'5 x 4'10
Main	Living Room	14'6 x 13'6			
Above	Primary Bedroom	11'2 x 10'5			
Above	Walk-In Closet	7'8 x 3'3			
Above	Bedroom	8'7 x 9'1			

Finished Floor (Main):	613 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	575 sqft	# Of Kitchens:	1	Above	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	288 sqft	Crawl/Bsmt Height:		Below	3	No
Finished Floor (Total):	1,476 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,476 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Enter into your beautiful home on the main floor!! This beautiful 4 bedroom 3 full bathroom townhome is ready for you and your family to move in. Nice open concept kitchen and living room with a big balcony off the kitchen. 3 Nice size bedrooms and 2 full bathrooms upstairs and a big bedroom downstairs with another full bathroom. Side by Side double garage, and fabulous amenities which include a beautiful clubhouse with open kitchen and big patio, gym and sauna. Fantastic location is South Surrey walking distance to Morgan Crossing Shopping, Grandview Aquatic Center and Edgewood Elementary School. Grandview Heights Secondary School close by.