

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2017
Frontage (ft):	Bathrooms:	3	Age:	8
Lot Area:	Full Baths:	2	Zoning:	CD
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,329.57
Rear Yard Exp:	Maint. Fee:	315.00	For Tax Year:	2024
View:	Yes		P.I.D.:	030-187-141

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Rooftop Deck	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : NORTH SHORE MOUNTAINS
Mgmt. Company:	First Service Residential - 604-683-8900
Complex / Subdiv:	SOHO
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 127 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS3876 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,Garden,Playground,Recreation Center
Site Influences:	Central Location,Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 14'0			
Main	Kitchen	14'7 x 8'5			
Main	Dining Room	10' x 10'10			
Above	Primary Bedroom	11'11 x 10'2			
Above	Bedroom	9'2 x 8'11			
Above	Bedroom	9'2 x 9'0			
Below	Foyer	9'7 x 3'8			

Finished Floor (Main):	667 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	679 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	120 sqft	# Of Levels:	4	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,556 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,556 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

SOHO by Zenterra Developments - This beautiful townhome is located in the heart of Grandview Heights in South Surrey featuring 3 BEDROOMS + 3 BATHROOMS showcasing modern interior finishes with high ceilings. The open concept kitchen features quality SS appliances, gas stove, granite cabinets with soft-close features throughout, and a custom tile entertainment wall with fireplace. It also comes with a large private rooftop patio for additional living space and is perfect for entertaining. Close to all amenities, restaurants, Edgewood Park, Grandview Heights Aquatic Centre, Edgewood Elementary, Grandview Heights Secondary, and more.