

**R2445062**  
Townhouse

**17 7740 GRAND STREET**  
Mission  
Mission BC  
V2V 3T3

Residential Attached  
**\$569,900 (LP)**



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2019**  
 Bedrooms: **3**  
 Lot Area: Bathrooms: **4** Age: **1**  
 Flood Plain: **No** Full Baths: **3** Zoning: **MT52**  
 Rear Yard: Half Baths: **1** Gross Taxes:  
 Exp: Maint. Fee: **\$183.08** For Tax Year: **2019**  
 P.I.D.: **030-930-839**  
 Mgmt. Co's Name: **HOMELIFE ADVANTAGE REALTY LTD**  
 Mgmt. Co's Phone: **604-858-7368**  
 View: **No**  
 Complex / Subdiv: **The Grand**  
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: <b>3 Storey</b>	Total Units in Strata: <b>53</b>
Construction: <b>Frame - Wood</b>	Total Parking: <b>4</b> Covered Parking: <b>2</b> Parking Access: <b>Lane,Side</b>
Exterior: <b>Mixed</b>	Parking: <b>Garage; Double</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Transit: Dist to School Bus:
Rain Screen:	Title to Land: <b>Freehold Strata</b>
Renovations:	Property Disc.: <b>Yes</b>
# of Fireplaces: <b>1</b>	PAD Rental:
Fireplace Fuel: <b>Gas - Natural</b>	Fixtures Leased: <b>No</b>
Water Supply: <b>City/Municipal</b>	Fixtures Rmvd: <b>No</b>
Fuel/Heating: <b>Forced Air,Natural Gas</b>	Floor Finish: <b>Mixed</b>
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	
Type of Roof: <b>Asphalt</b>	

Maint Fee Inc: **Garbage Pickup,Gardening,Management,Sewer,Snow removal**  
 Legal: **STRATA LOT 17 PLAN EPS6326 SECTION 21 TOWNSHIP 17 LAND DISTRICT 36 TOGETHER WITH**  
 Amenities: **Club House,Playground**  
 Site Influences: **Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby**  
 Features: **Air Conditioning,ClthWsh/Dryr/Frdg/Stv e/DW,Microwave,Security - Roughed In,Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Recreation Room	11'8 x 12'6			x			x
Above	Bedroom	11'9 x 10'2			x			x
Above	Bedroom	12'0 x 11'4			x			x
Above	Master Bedroom	14'11 x 12'0			x			x
Main	Kitchen	14'11 x 8'6			x			x
Main	Dining Room	14'11 x 9'5			x			x
Main	Great Room	20'5 x 15'0			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>765</b>	# of Rooms: <b>7</b> # of Kitchens: <b>1</b> # of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above): <b>860</b>	Crawl/Bsmt. Height:	1	Above	5	Yes
Finished Floor (Below): <b>347</b>	Restricted Age:	2	Above	5	No
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b> Cats: <b>Yes</b> Dogs: <b>Yes</b>	3	Below	3	No
Finished Floor (Total): <b>1,972 sq. ft.</b>	# or % of Rentals Allowed:	4			No
Unfinished Floor: <b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest.,Rentals Allowed</b>	5	Main	2	No
Grand Total: <b>1,972 sq. ft.</b>	Basement: <b>None</b>	6			No
		7			No
		8			No

Listing Broker(s): **Sutton Group-West Coast Realty (Abbotsford)**

Welcome to The Grand on Grand. This brand new townhome is 3 bed + flex / 3.5 baths and is incredibly spacious, offering approximately 2000 square feet of living space. With a fantastic layout, it is sure to impress and cater to today's modern family living. Located in highly desirable Central Mission, just down the street from the new Mission Leisure Centre. If you commute for work, Lougheed Highway is merely minutes away. With Mission Secondary being located within walking distance as well as shopping / amenities being so close, it makes this location tough to beat. This unit includes a stainless steel appliance package in the kitchen, front load washer/dryer, central A/C, window blinds and don't sleep on the value of a plug-in for your electric vehicle! Inquire today.

---

The enclosed information, while deemed to be correct, is not guaranteed. PREC\* indicates 'Personal Real Estate Corporation'.