

**R2579077**  
Townhouse

**69 2450 161A STREET**  
Surrey  
Grandview Surrey  
V3S 8K4

Residential Attached  
**\$879,900 (LP)**



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2010**  
 Bedrooms: **4** Age: **11**  
 Lot Area: Bathrooms: **3** Zoning: **MR30**  
 Flood Plain: **No** Full Baths: **3** Gross Taxes: **\$2,868.34**  
 Rear Yard: Half Baths: **0** For Tax Year: **2020**  
 Exp: Maint. Fee: **\$394.38** P.I.D.: **028-219-333**  
 Mgmt. Co's Name: **DAVIN PROPERTY MANAGERS**  
 Mgmt. Co's Phone: **604-594-5643**  
 View:  
 Complex / Subdiv: **The Glenmore**  
 Services Connected: **Electricity,Water**

Style of Home: **3 Storey,End Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel: **None**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Balcony(s),Fenced Yard**  
 Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **2** Parking Access: **Rear**  
 Parking: **Garage; Double**  
 Dist. to Transit: Dist to School Bus:  
 Units in Development: **214** Total Units in Strata: **214**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate,Mixed**

Maint Fee Inc: **Garbage Pickup,Gardening,Management,Snow removal**  
 Legal: **STRATA LOT 127 SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS289**  
 Amenities: **Club House,Exercise Centre,In Suite Laundry,Playground,Pool; Outdoor**  
 Site Influences: **Central Location,Private Yard,Shopping Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stv e/DW,Dishwasher,Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	11'9 x 10'9			x			x
Above	Bedroom	9'10 x 8'11			x			x
Above	Bedroom	8'6 x 10'2			x			x
Main	Eating Area	10'11 x 13'6			x			x
Main	Kitchen	7'11 x 14'7			x			x
Main	Dining Room	13'4 x 12'7			x			x
Main	Living Room	15'3 x 14'8			x			x
Below	Bedroom	11'11 x 10'6			x			x
Below	Storage	5'1 x 2'6			x			x
		x			x			

Finished Floor (Main):	<b>759</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	<b>690</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>3</b>	<b>Yes</b>
Finished Floor (Below):	<b>364</b>	Restricted Age:			2	<b>Above</b>	<b>3</b>	<b>No</b>
Finished Floor (Basement):	<b>0</b>	# of Pets: Cats: <b>Yes</b> Dogs: <b>Yes</b>			3	<b>Below</b>	<b>3</b>	<b>No</b>
Finished Floor (Total):	<b>1,813 sq. ft.</b>	# or % of Rentals Allowed:			4			<b>No</b>
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest.,Rentals Allwd w/Restrctns</b>			5			<b>No</b>
Grand Total:	<b>1,813 sq. ft.</b>	Basement: <b>None</b>			6			<b>No</b>
					7			<b>No</b>
					8			<b>No</b>

Listing Broker(s): **eXp Realty (Branch)**

**Highly sought after open and bright 4 Bedroom and 3 Bathroom townhouse at The Glenmore. With over 1800 square feet this END unit boasts several large windows flooding it with natural light. Open concept kitchen with stainless steel appliances, large front balcony is great for entertaining and it has the LARGEST YARD in the complex, both private and fenced! Double car garage and ample storage. Well run strata with amazing amenities including outdoor pool, hot tub, gym, clubhouse, games room, playground, and a floor hockey rink! Close to the brand new Edgewood Elementary school, Edgewood playground and park. Surrounded by other quality schools and amenities as well. Walking distance to restaurants/shops/groceries/pharmacies and more! It really has it all!**

The enclosed information, while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'.