

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2011
Frontage (ft):		Bathrooms:	3	Age:	13
Lot Area:		Full Baths:	2	Zoning:	RM-30
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,247.22
Rear Yard Exp:		Maint. Fee:	432.67	For Tax Year:	2023
View:	No			P.I.D.:	028-137-167

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	First Services
Complex / Subdiv:	Highland Park
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	PLAN BCS2896 LOT74 LD36 SEC24 TOWN1
Amenities:	Club House, Exercise Centre, Pool; Outdoor
Site Influences:	Central Location
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'6 x 8'	Bsmt	Foyer	8'6 x 4'6
Main	Eating Area	11'6 x 8'			
Main	Living Room	12'6 x 12'6			
Main	Dining Room	9' x 7'6			
Above	Primary Bedroom	11' x 11'			
Above	Bedroom	10' x 9'7			
Above	Bedroom	8'6 x 8'6			

Finished Floor (Main):	671 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	632 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	106 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,409 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,409 sqft	# Of Pets:				

Highland Park built by Intracorp! a renowned developer! One of best townhouse complex in Grandview Heights. This quiet unit has 3 beds and 3 baths, 505 sqft large tandem parking garage. A lot of room for storage. Hardwood floor, granite counter top. gas stove, gas fireplace. built-in cabinet around the fireplace. Hunter Douglas blind. Stainless Steel appliances. Resort like club house contains outdoor pool, hot tub, Hockey Room, Movie theatre, gym, lounge, Famous Southridge private school just one step away. Walk distance to Grandview shopping center, Morgan Crossing shopping center, and Aquatic center, New Grandview Height Secondary school. Open House: April 27 Saturday 2-4pm