

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 2	<b>Approx. Year Built:</b> 2020
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 2	<b>Age:</b> 4
<b>Lot Area:</b>	<b>Full Baths:</b> 2	<b>Zoning:</b> CD-89
<b>Flood Plain:</b>	<b>Half Baths:</b> 0	<b>Gross Taxes:</b> \$3,048.16
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 294.46	<b>For Tax Year:</b> 2023
<b>View:</b> No		<b>P.I.D.:</b> 031-103-251

<b>Style of Home:</b> 1 Storey	<b>Parking:</b> Total: 2 - Covered: 2
<b>Construction:</b> Frame - Wood	<b>Covered Parking:</b> 2
<b>Exterior:</b> Fibre Cement Board,Mixed,Stone	<b>Parking Access:</b> Side
<b>Foundation:</b>	<b>Parking:</b> Garage; Underground,Visitor Parking
<b>Rain Screen:</b>	<b>Locker:</b> Yes
<b>Renovations:</b>	<b>Units in Dev:</b>
<b># of Fireplaces:</b> 0 - Fuel:	<b>Distance to:</b>
<b>Water Supply:</b> City/Municipal	<b>Title to Land:</b> Freehold Strata
<b>Fuel/Heating:</b> Baseboard,Electric	<b>Property Disc:</b> Yes
<b>Outdoor Area:</b> Balcnry(s) Patio(s) Dck(s)	<b>PAD Rental:</b>
<b>Type of Roof:</b> Other	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b> Laminate,Tile	<b>Fixtures Rmvd:</b> No

<b>View:</b> No
<b>Mgmt. Company:</b> QUAY PACIFIC - 604-371-2280
<b>Complex / Subdiv:</b> GRAYSON
<b>Services Connected:</b> Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b> STRATA LOT 88, PLAN EPS6315, SECTION 23, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b> Elevator,Exercise Centre,In Suite Laundry,Playground,Storage
<b>Site Influences:</b> Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b> Compactor - Garbage,Disposal - Waste,Garage Door Opener,Microwave,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b> Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b> Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'3 x 4'11			
Main	Kitchen	7'9 x 11'4			
Main	Living Room	10'10 x 10'8			
Main	Dining Room	7'2 x 5'0			
Main	Primary Bedroom	10'3 x 17'7			
Main	Walk-In Closet	6'9 x 4'5			
Main	Bedroom	9'0 x 8'5			

<b>Finished Floor (Main):</b> 805 sqft	<b># Of Rooms:</b> 7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b> 0 sqft	<b># Of Kitchens:</b> 1	Main	4	Yes
<b>Finished Floor (Below):</b> 0 sqft	<b># Of Levels:</b> 1	Main	4	No
<b>Finished Floor (Bsmnt):</b> 0 sqft	<b>Crawl/Bsmnt Height:</b>			
<b>Finished Floor (Total):</b> 805 sqft	<b>Basement:</b> None			
<b>Unfinished Floor:</b> 0 sqft	<b># or % of Rentals Allowed:</b>			
<b>Grand Total:</b> 805 sqft	<b># Of Pets:</b> 2 - Cats: Yes, Dogs: Yes			

WELCOME to this 2 bed (window in both), 2 bath QUADRA luxury condo with 2 parking & spacious storage locker. This bright condo features 9' ceilings, a full kitchen w/white shaker soft close cabinetry, tower pantry w/pull out drawers, quartz counter-tops & full height tile backsplash, island with integrated microwave, pull-out recycling bins & bar seating. SS appliance package including a GAS RANGE. Master bed features 4 piece luxury ensuite with 2 sinks and frameless glass shower plus a large walk-in closet. Laminate flooring throughout. Heated floor in baths. Large balcony with GAS BBQ outlet.All of this in an A+ location-connected to the Willoughby Town Centre, and walkable to school, transit, shops and more. Exercise room and playground plus common patio area.