## 22 16361 23A AVENUE SURREY

Grandview Surrey, V3Z 0V9

Depth/Size (ft):						
• • • •		Bedrooms:	3	Approx. Year Bui	lt: 2018	8
Frontage (ft):		Bathrooms:	3	Age:	6	-
Lot Area:		Full Baths:	2	Zoning:	RM-	30
Flood Plain:	No	Half Baths:	- 1	Gross Taxes:		97.10
Rear Yard Exp:	1.0	Maint. Fee:	306.51	For Tax Year:	¢2,0 2023	
View:	No		000.01	P.I.D.:		-317-991
vie					~~-	
Style of Home:	3 Storey		Parking:	Total: 2 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Brick, Fibre Cement Bo	oard,Wood	Parking Access:	Rear		
Foundation:			Parking:	Grge/Double Tand	lem	
Rain Screen:	Full		Locker:			
Renovations:			Units in Dev:	35 - Total Units in	Strata: 35	
# of Fireplaces:	1 - Fuel: Electric		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:	Laminate,Carpet		Fixtures Rmvd:	No		
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	STRATA LOT 7 SECTI Club House,Playgroun	Natural Gas,Sanitary Sewer,Storm Se ION 13 TOWNSHIP 1 NEW WESTMIN nd		AN EPS4392TOGETH	IER WITH AN IN	Т
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Candid Management C Switch Community,Electricity,I STRATA LOT 7 SECTI Club House,Playgroun Central Location,Recro ClthWsh/Dryr/Frdg/Stv Pets Allowed,Rentals	Natural Gas,Sanitary Sewer,Storm Se ION 13 TOWNSHIP 1 NEW WESTMIN Id eation Nearby ve/DW,Garage Door Opener,Smoke A Allowed	NSTER DISTRICTSTRATA PL/	AN EPS4392TOGETH	IER WITH AN IN	т
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Welcome to SWITCH, a boutique community of elegant townhomes, conveniently located in Grandview Heights. Enter your front door directly onto the main level in this 3 bed 3 bath home with nearly 1400 sqft of living space! The spacious kitchen w/ full pantry features quartz countertops, stainless steel appliances & gas range. This home has been well-kept and meticulously maintained by the original owner and is freshly painted throughout (including garage!) Also a SMART home featuring a NEST thermostat system, smart locks & smart garage door opener! Tandem 2-car garage has been finished w/ epoxy flooring. Steps from transit. Walking distance to Edgewood Elementary, Grandview Corners, Morgan Crossing, Grandview Aquatic Center, dining, recreation and more! 2 pets allowed.

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