

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	3	Age:	6
Lot Area:		Full Baths:	2	Zoning:	RM-30
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,897.10
Rear Yard Exp:		Maint. Fee:	306.51	For Tax Year:	2023
View:	No			P.I.D.:	030-317-991

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Fibre Cement Board,Wood	Parking Access:	Rear
Foundation:		Parking:	Grge/Double Tandem
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:	No
Mgmt. Company:	Candid Management Group - 604-757-1911
Complex / Subdiv:	Switch
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 7 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS4392TOGETHER WITH AN INT
Amenities:	Club House,Playground
Site Influences:	Central Location,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Smoke Alarm
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 13'1			
Main	Dining Room	11'4 x 5'7			
Main	Living Room	11'2 x 21'11			
Main	Foyer	4'3 x 7'9			
Above	Primary Bedroom	11'4 x 11'6			
Above	Bedroom	9'9 x 10'11			
Above	Bedroom	7'11 x 11'3			

Finished Floor (Main):	647 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	667 sqft	# Of Kitchens:	1	Above	3	Yes
Finished Floor (Below):	62 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Main	2	No
Finished Floor (Total):	1,376 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,376 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

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.