

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2010
Frontage (ft):	Bathrooms:	2	Age:	14
Lot Area:	Full Baths:	2	Zoning:	RM-30
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,034.94
Rear Yard Exp:	Maint. Fee:	304.07	For Tax Year:	2023
View:			P.I.D.:	028-194-047

Style of Home:	3 Storey,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	

View:

Mgmt. Company: Davin Management

Complex / Subdiv: GLENMORE

Services Connected: Electricity,Sanitary Sewer,Water

Legal: STRATA LOT 100, PLAN BCS2897, SECTION 24, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Club House,Exercise Centre,In Suite Laundry,Pool; Outdoor,Swirpool/Hot Tub

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	4'3 x 6'6			
Main	Living Room	14'3 x 13'2			
Main	Kitchen	11'2 x 8'3			
Main	Dining Room	14'3 x 9'1			
Above	Bedroom	14'3 x 9'1			
Above	Primary Bedroom	14'3 x 11'9			

Finished Floor (Main):	577 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	536 sqft	# Of Kitchens:	1	Above	4	No
Finished Floor (Below):	67 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,180 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,180 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome Home to Glenmore. This Beautifully cared for 2 Bed + 2 Bath END UNIT is move in ready! Tucked in a Peaceful location, drenched in natural light. This end unit features 7 additional windows on the side for added light. Open floor plan offers a Gourmet kitchen with S.S appliances, Quartz Counters & Huge Island. Upstairs 2 large bedrooms. Principal Bedroom features double closets with built in organizer and drawers. Ensuite Bath boasts a large shower and double sinks. Resort like amenities; outdoor pool/hot tub, exercise room, yoga studio, pool table, movie theatre, and an indoor floor hockey rink. Walk to the Shops @ Morgan Crossing & Grandview Corners. Close to Southridge Private School. Within the Sunnyside Elementary & Grandview Heights Secondary catchment area.