

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2023
Frontage (ft):		Bathrooms:	3	Age:	1
Lot Area:		Full Baths:	2	Zoning:	RM 30
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:		Maint. Fee:	300.05	For Tax Year:	2023
View:	Yes			P.I.D.:	031-806-058

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Vinyl	Parking Access:	Lane
Foundation:		Parking:	Carport; Single,Garage; Single
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 127
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : South Facing Park Setting
Mgmt. Company:	Rancho Management Services - 604-331-4227
Complex / Subdiv:	The Boroughs - Holloway
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 117, PLAN EPS7662, SECTION 13, TOWNSHIP 1, 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
Amenities:	Club House,Garden,In Suite Laundry,Playground,Recreation Center
Site Influences:	Central Location,Golf Course Nearby,Lane Access,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Freezer,Garage Door Opener,Microwave,Oven - Built In,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'3 x 13'1			
Main	Living Room	15' x 8'5			
Main	Dining Room	' x '			
Above	Bedroom	9'1 x 12'1			
Above	Bedroom	8'1 x 10'1			
Below	Flex Room	8'5 x 7'5			

Finished Floor (Main):	624 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	624 sqft	# Of Kitchens:	1	Above	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	2	Yes
Finished Floor (Total):	1,248 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,248 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

"The Holloway" at the Boroughs is an inspiring collection of modern townhomes in the desirable "Location" Grandview Heights area. This end unit has 2 large bedrooms plus flex, 2.5 baths with 2 parking. The kitchen features SS appliances, Gast stove top, pantry, island and quartz CT with a streamlined design that carries throughout the open concept plan. An extra large balcony for enjoying morning coffee & summer evenings. An abundance of windows and Southern exposure highlights the elegance and craftsmanship throughout. Stroll in nature with a park like setting from your doorstep in a peaceful new community. First class amenities at the Club House, Gym, lounge, theatre. Minutes to White Rock Beach + US Border, Edgewood Elementary, South Ridge Private School, Grandview Aquatic Centre, shopping