

Depth/Size (ft):	Strata	Bedrooms:	2	Approx. Year Built:	2014
Frontage (ft):		Bathrooms:	2	Age:	10
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,588.30
Rear Yard Exp:	North	Maint. Fee:	321.91	For Tax Year:	2023
View:	No			P.I.D.:	029-293-448

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Rear
Foundation:		Parking:	Carport & Garage
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	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,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Quay Pacific - 604-575-5474
Complex / Subdiv:	Breeze
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	PLAN EPS1295, LOT 79, DIST 36, SEC 13, TWP 1
Amenities:	Club House,Exercise Centre,In Suite Laundry,Playground,Recreation Center,Sauna/Steam Room
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Security System
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrictions
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 12'3			
Main	Dining Room	9'5 x 8'10			
Main	Kitchen	12'3 x 11'6			
Above	Primary Bedroom	11'2 x 10'0			
Above	Bedroom	10'0 x 9'11			
Below	Den	8'6 x 7'2			
Below	Foyer	3'5 x 4'2			

Finished Floor (Main):	488 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	488 sqft	# Of Kitchens:	1	Below	3	No
Finished Floor (Below):	199 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,175 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,175 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

The Breeze in Grandview Corners. This property is in a quiet, private location within the complex. The Breeze complex has a great clubhouse that includes a gym, sauna, playground and lounge. Schools, transit and shopping are all within walking distance. The first floor of the townhouse has a full bathroom and a den/office or potential third bedroom. The main floor features nine foot ceilings, large windows and an open, modern floor plan. The spacious kitchen has stainless appliances and quartz counter tops. The upper floor has two large bedrooms and a five piece main bathroom and laundry. The property includes a single car garage as well as a full size parking pad.