

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	1	Age:	16
Lot Area:		Full Baths:	1	Zoning:	CD-23
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,539.72
Rear Yard Exp:	Southwest	Maint. Fee:	409.43	For Tax Year:	2023
View:				P.I.D.:	027-726-797

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick, Vinyl	Parking Access:	
Foundation:		Parking:	Garage Underbuilding, Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 287
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s), Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv: The Grove

Services Connected: Electricity, Sanitary Sewer, Water

Legal: STRATA LOT 152, PLAN BCS3066, SECTION 35, TOWNSHIP 8, 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: Elevator, In Suite Laundry, Storage

Site Influences: Gated Complex, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Features:

Bylaw Restrict: Pets Allowed, Rentals Allowed

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'10 x 8'4	Main	Walk-In Closet	5'5 x 4'6
Main	Bedroom	10'9 x 13'1	Main	Foyer	4'2 x 7'11
Main	Living Room	11'3 x 8'3			
Main	Bar Room	5'0 x 7'11			
Main	Dining Room	8'10 x 12'8			
Main	Laundry	5'0 x 3'3			
Main	Office	7'11 x 6'1			

Finished Floor (Main):	732 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	732 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	732 sqft	Beds In Bsmt:	0 / 1			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Experience the perfect blend of comfort and convenience in this spacious 1-bed, 1-bath condo spanning over 700 sqft. With ample windows, revel in the natural light and scenic views from the sun-drenched south/west facing sundeck overlooking greenspace and a pond. Strategically located on the second floor, enjoy tranquility and privacy with just one shared wall. Just minutes away from Highway 1, this complex also offers effortless access to urban amenities. Discover shops, restaurants, and more via The Grove's private pathways, all just a short stroll away. Added perks include 1 underground parking stall and a storage locker for practicality and peace of mind. Seize this opportunity before it slips away! Open House Sunday, April 28th 2-4pm. A/O subject removal May 8