

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2013
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	11
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,029.42
<b>Rear Yard Exp:</b>	North	<b>Maint. Fee:</b>	290.67	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-098-947

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	26
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains and park
<b>Mgmt. Company:</b>	Ascent
<b>Complex / Subdiv:</b>	The Grove at Cambridge
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 21, PLAN EPS1368, SECTION 10, TOWNSHIP 2, 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
<b>Amenities:</b>	Club House,Playground
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Oneflatfee.ca, Oneflatfee.ca

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 10'			
Main	Kitchen	13' x 11'			
Main	Family Room	14' x 10'			
Main	Dining Room	10' x 7'			
Main	Primary Bedroom	11' x 10'6			
Main	Bedroom	9'6 x 8'6			
Main	Bedroom	8'6 x 8'			

<b>Finished Floor (Main):</b>	615 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	623 sqft	<b># Of Kitchens:</b>	1	Above	4	Yes
<b>Finished Floor (Below):</b>	96 sqft	<b># Of Levels:</b>	3	Above	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,334 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,334 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to THE GROVE at Cambridge! This stunning 3 bedroom, 2 bathroom townhouse in Sullivan Station boasts mountain and park views from the balcony off the kitchen. With a spacious open living plan, brand new laminate flooring on main (under warranty), brand new premium quality carpet, and just painted throughout, this home is move-in ready. Enjoy the convenience of a tandem garage and a private backyard. Situated near YMCA, schools, daycare, parks, and quick access to Highway 10, this property truly has it all. Don't miss out on the opportunity to call this beautifully updated townhouse your new home.