

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	2	Age:	15
Lot Area:		Full Baths:	2	Zoning:	CDZ
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,982.54
Rear Yard Exp:		Maint. Fee:	360.79	For Tax Year:	2023
View:	Yes			P.I.D.:	027-645-924

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Wood	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	
Renovations:		Units in Dev:	97 - Total Units in Strata: 97
# 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),Rooftop Deck	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : MOUNTAIN
Mgmt. Company:	Dwell Property Management
Complex / Subdiv:	Brownstones
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 62, PLAN BCS2824, SECTION 23, 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,Exercise Centre
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Colonial Pacific Realty, RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'7 x 8'9	Above	Walk-In Closet	7'4 x 3'3
Main	Living Room	14'10 x 10'8	Abv Main 2	Foyer	3'6 x 9'3
Main	Dining Room	10'9 x 6'10	Below	Foyer	3'6 x 7'3
Main	Eating Area	10'7 x 9'0			
Above	Primary Bedroom	10'8 x 10'8			
Above	Bedroom	8'11 x 8'4			
Above	Bedroom	8'6 x 8'4			

Finished Floor (Main):	568 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	568 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	84 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,320 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,320 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

WELCOME TO THE BROWNSTONES! Enjoy the STUNNING MOUNTAIN VIEWS from PRIVATE rooftop patio! Built by Adera, this 3 bed, 2 bath townhome in a family oriented complex is ideal for first time home buyers & investors! Incredibly well kept unit & outdoor spaces, located in a quiet corner of the complex, this home is perfect for young families! Centrally located STEPS AWAY from all Grandview Corners has to offer with shopping, groceries, fitness centre, dinning, coffee shops & more! NEW HOT WATER TANK as of 2023, and garage has just been serviced! As well as walking distance to highly sought after South Ridge Private School. BOOK YOUR PRIVATE SHOWING TODAY! Open House on Saturday, May 11, from 1-3 pm!