

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	2	Age:	5
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,500.08
Rear Yard Exp:		Maint. Fee:	569.06	For Tax Year:	2023
View:	Yes			P.I.D.:	030-685-915

Style of Home:	Penthouse	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : MOUNTAIN & PARK
Mgmt. Company:	First Service Residential - 604-683-8900
Complex / Subdiv:	WATERSTONE
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 464, PLAN BCS3648, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Exercise Centre,Pool; Indoor,Recreation Center,Sauna/Steam Room,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'10 x 8'9	Above	Loft	15'4 x 9'3
Main	Dining Room	12'2 x 6'4			
Main	Living Room	12'2 x 11'2			
Main	Primary Bedroom	14'1 x 10'5			
Main	Walk-In Closet	10'7 x 5'2			
Main	Bedroom	11'7 x 8'9			
Main	Walk-In Closet	4'10 x 3'2			

Finished Floor (Main):	930 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	210 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,140 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,140 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Discover luxury living - Esplanade Grande at Waterstone in Clayton Heights! This exquisite Loft-Style Penthouse boasts 2 beds, 2 baths, & a captivating open-concept design w/ soaring 17 ft. ceilings. Enjoy a spacious 112 sq ft covered deck offering serene views of lush greenspace. The kitchen features top-of-the-line LG S/S appliances, elegant full slab granite countertops, and a modern Espresso Dark scheme. Indulge in resort-style amenities including a swimming pool, hot tub, sauna, fitness center, Chef's kitchen, fireside lounge, billiard room, and private movie theater. Conveniently situated near transit, coffee shops, shopping, and dining options. This unit includes 2 side-by-side parking stalls and 2 storage lockers (with custom shelving). Pets and rentals welcome.