

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2002
Frontage (ft):		Bathrooms:	2	Age:	22
Lot Area:		Full Baths:	1	Zoning:	RM-5A
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,194.18
Rear Yard Exp:		Maint. Fee:	615.42	For Tax Year:	2023
View:	No			P.I.D.:	025-579-398

Style of Home:	2 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Fibre Cement Board,Wood	Parking Access:	Rear,Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	83 - Total Units in Strata: 83
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	DWELL - 604-821-2999
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 20, SUB BLOCK 13, PLAN BCS219, GROUP 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:	Garden,In Suite Laundry,Storage
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	TRG The Residential Group Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'5 x 10'2			
Main	Eating Area	7'2 x 10'5			
Main	Foyer	4' x 6'6			
Main	Dining Room	6'6 x 10'10			
Main	Living Room	12'10 x 14'1			
Above	Bedroom	11'11 x 10'10			
Above	Primary Bedroom	12' x 11'8			

Finished Floor (Main):	652 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	565 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,217 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,217 sqft	# Of Pets:				

RARELY AVAILABLE townhouse in the highly sought after Roycroft complex. Located in Glenbrooke North close to elementary and middle schools. Blocks to Queen's Park, McBride Shopping centre, transit, bike trails, new t?m?sew?tx? Aquatic and Community Centre. This 1217 SF unit features an open floorplan, gas FP, in-suite laundry, balcony off the kitchen & deck up front! Upstairs has 2 large bedrooms, updated bath with ample storage & laundry room. 1 parking stalls included & large storage room. I pet ok ****Measured by Cotala/Strata Plan shows 1102 SF***