

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2014
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	10
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,508.34
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	284.76	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	029-333-351

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<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	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	The Grove
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 45 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS1116 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>	In Suite Laundry,Playground,Pool; Outdoor,Recreation Center
<b>Site Influences:</b>	Central Location,Paved Road,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	4'10 x 7'7			
Main	Living Room	14'10 x 9'8			
Main	Dining Room	9'10 x 10'3			
Main	Kitchen	8'11 x 11'			
Main	Patio	7'8 x 11'4			
Above	Primary Bedroom	11'1 x 9'8			
Above	Bedroom	8'4 x 8'9			

<b>Finished Floor (Main):</b>	501 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	490 sqft	<b># Of Kitchens:</b>	1	Above	3	Yes
<b>Finished Floor (Below):</b>	102 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above		No
<b>Finished Floor (Total):</b>	1,093 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,093 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Welcome to your new townhome at The Grove in the very desirable area of Clayton Heights & just right across the street from Katzie Elementary! This CORNER w/BONUS double side-by-side garage has just been professionally painted & features an abundance of windows bringing in lots of natural light. The main floor features updated pot lights & an OPEN floor plan w/living room, kitchen w/quartz counters SS appliances eat up breakfast bar + built in office nook & dining area which leads to a large west facing patio. Upstairs has 2 bedrooms featuring primary w/ensuite & family bath. The Grove boasts 9,000sq/ft of resort-like amenities, incl. a floor hockey rink, gym, cinema, fireside lounge & terrace with barbecue. Conveniently located just steps to bus stops, shopping, grocery & all major routes