

Presented by:
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New Westminster, Fraserview NW Residential Attached
208 270 FRANCIS WY, V3L 0C3 MLS# V983601 **Active**



List Price: \$329,900 Previous Price:

Subdiv/Complex:

Frontage:	Approx Yr Blt:	2008	PID:	027-594-912
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	5	Zoning:	APT
Exposure:	Bedrooms:	2	Taxes:	\$1,776 (2012)
Stories in Bldg:	Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	

Fixtures Lsd:

Fixt Removed:

View: Y - Inner Courtyard

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed	R/I Plumbing:			
Rain Screen:					
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	146	Total Units in Strata:	146
Flooring:	Laminate, Mixed, Tile	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:	Seller's Interest:	Registered Owner	
Fireplace Fuel:	Electric		Mortgage Info:	\$0	
Outdoor Area:	Balcony(s)		Property Disclosure:	Y	
Mngmt Co:	Crosby		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed	
Mngmt Ph:		Maint Fee:	\$295.82		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL BCS2702 LT 127 DL 115 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Exercise Centre, Garden, In Suite Laundry, Recreation Center
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Private Setting, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9'2 X 8'9						
Main F.	Dining	11'7 X 9'9						
Main F.	Living Room	13'10 X 11'9						
Main F.	Bedroom	8'6 X 11'4						
Main F.	Master Bedroom	10'2 X 12'3						

Floor Area (SqFt):	Total # Rooms:	5	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:			3 ; Ensuite: N
Finished Floor Area Bsmt:	Bsmt Height:	4	
Total Finished Floor Area:	Restricted Age:	5	
	# Pets / Cats; Dogs:	6	
Unfinished Floor Area:	# or % Rentals:	7	
Grand Total Floor Area:		8	

Listing Broker(s): Sutton Grp-West Coast Realty

THE GROVE AT VICTORIA HILL - 2 Bed, 2 Bath West Facing Suite with Large Balcony overlooking the Inner Courtyard. Very Quiet and Private Location, Great Floor Plan, Open Concept Living/Dining/Kitchen Area. Two Bedrooms located on oppositesides of the living room, 2nd bdrm has walk-in closet, Mbdm has walk-thru closet leading into a Full Bathroom. Gourmet kitchen with Plenty of Cabinet Space, Stainless Steel Appl's & Granite Counters (in bathrms also). Excellent Amenities at the Boiler House: Gyms, Theatre, Study Area, Party Rm/Lounge, Basketball Court. Great location, surrounded by Parks & Greenspace, 15min walk to skytrain or 10min bus. Suite shows well, priced to sell, must see!!