


Presented by:
James Garbutt
 Sutton Grp-West Coast Realty
 Phone: 604-315-3300
 Email: james@jamesgarbutt.com

New Westminster, Fraserview NW Residential Attached
304 290 FRANCIS WY, V3L 0C4 MLS# V986931 **Active**



List Price: \$344,000 Previous Price:

Subdiv/Complex: The Grove at Victoria Hill

Frontage:	Approx Yr Blt:	2008	PID:	027-551-105	
Depth/Size:			Type:	Apartment/Condo	
Lot SqFt:	0	Age at List Date:	5	Zoning:	APT
Exposure:		Bedrooms:	2	Taxes:	\$1,881 (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 Req'd:	

Fixtures Lsd:
 Fixt Removed:
 View: Y - Inner Courtyard (West Facing)

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				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Asphalt				
Renovations:		Reno Year:		Dist to Public Trans:	
Flooring:	Mixed			Units in Development:	146
Water Supply:	City/Municipal			Locker:	Yes
Heat/Fuel:	Baseboard, Electric			Possession:	
No. of Fireplaces:	1	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:	Electric			Seller's Interest:	Registered Owner
Outdoor Area:	Balcony(s)			Mortgage Info:	\$0
Mngmt Co:	Crosby mgmt			Property Disclosure:	Y
Mngmt Ph:		Maint Fee:	\$313.65	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed

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

Legal: PL BCS2702 LT 98 DL 115 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Club House, Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	15'6 X 10'1						
Main F.	Dining	15'6 X 7'6						
Main F.	Living Room	14'5 X 13'10						
Main F.	Master Bedroom	9'2 X 13'						
Main F.	Bedroom	12'11 X 10'4						

Floor Area (SqFt):	Total # Rooms:	5	Bathrooms
Finished Floor Area Main:	980	Finished Levels:	1
Finished Floor Area Up:	0	Basement Area:	None
Finished Floor Area Down:	0		
Finished Floor Area Bsmt:	0	Bsmt Height:	4
Total Finished Floor Area:	980	Restricted Age:	5
		# Pets / Cats; Dogs:	6
Unfinished Floor Area:	0	# or % Rentals:	7
Grand Total Floor Area:	980		8

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

The Grove at Victoria Hill - 2 Bed, 2 Bath, 980ft² West Facing unit overlooking the inner courtyard with Large Balcony. Very Quiet and surrounded by Greenspace this unit features a very spacious & open Living/Dining/Kitchen Area. Gourmet Kitchen with stainless steel appliances, lots of cabinets & island. Ideal Floorplan with two bedrooms located on opposite sides of the living room, Master Bedroom has walk-through closet leading into a Full Bathroom. Great Amenities at the Boiler House: Gym, Theatre, Study, Party Rm/Lounge, Outdoor Basketball Court. Central Locations, steps to Queens Park, 15min walk to Skytrain or 10 min Bus. Won't last! Must See!