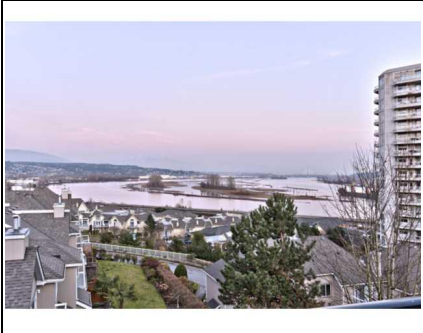


Presented by:
James Garbutt
 Sutton Grp-West Coast Realty
 Phone: 604-315-3300
 Email: james@jamesgarbutt.com

New Westminster, Fraserview NW Residential Attached
33 245 FRANCIS WY, V3L 0A7 MLS# V991137 **Active**



List Price: \$600,000	Previous Price:
Subdiv/Complex: GLENBROOK AT VICTORIA HILL	
Frontage:	Approx Yr Blt: 2007
Depth/Size:	PID: 027-076-954
Lot SqFt: 0	Age at List Date: 6
Exposure:	Bedrooms: 3
Stories in Bldg:	Bathrooms: 3
Flood Plain:	Full Baths: 2
Meas. Type:	Half Baths: 1
Fixtures Lsd:	
Fixt Removed: N	
View: Y - FRASER RIVER & MOUNTAINS	
	Zoning: STRATA
	Taxes: \$3,458 (2012)
	If New GST/HST Incl:
	Tax Incl Utilities: No
	Apprvl Req: No

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Grge/Double Tandem, Visitor Parking	
Exterior: Mixed, Wood		
Rain Screen: Full	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans: CLOSE	Dist to School/Bus: CLOSE
Renovations:	Units in Development: 59	Total Units in Strata: 59
Flooring: Hardwood, Tile, Wall/Wall/Mixed	Locker: No	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	R/I Fireplaces:	
Fireplace Fuel: Electric	Seller's Interest: Registered Owner	
Outdoor Area: Balcony(s); Patio(s) or Deck(s)	Mortgage Info: \$0	
Mngmt Co: BAYWEST	Property Disclosure: Y	
Mngmt Ph: 604-501-4424	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Maint Fee: \$332.12		

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

Legal: PL BCS2355 LT 33 DL 115 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Club House, Exercise Centre, Garden, Playground, Recreation Center
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Security System, Smoke Alarm, Sprinkler - Fire, Vacuum Blt. In
 Site Influences: Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 17'	Bsmt	Media Room	12' X 9'			
Main F.	Kitchen	11' X 12'						
Main F.	Dining	12' X 14'						
Main F.	Family Room	11' X 9'6"						
Above	Master Bedroom	11' X 14'						
Above	Bedroom	11' X 10'						
Above	Bedroom	10' X 9'						
Above	Nook	6'6" X 7'						
Above	Walk-In Closet	6' X 10'						
Bsmt	Entrance Hall	6' X 10'						

Floor Area (SqFt):	Total # Rooms: 11	Bathrooms
Finished Floor Area Main: 780	Finished Levels: 3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 790	Basement Area: Partly Finished	2 3 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 0		3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt: 154	Bsmt Height: 4	
Total Finished Floor Area: 1,724	Restricted Age: 5	
	# Pets / Cats; Dogs: 6	
Unfinished Floor Area: 0	# or % Rentals: 7	
Grand Total Floor Area: 1,724		8

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

GLENBROOK AT VICTORIA HILL by ONNI. Outstanding 1724 sqft 3 bed, 2.5 bath END UNIT Townhome is privately situated at the back of the complex. GORGEOUS River & MNT. VIEWS. Impressive home features high ceilings on the main, hardwood & lam. floors, beautiful kitchen cabinets, granite counters S/Sappliances, UPGRADED laundry, blinds & new carpet. 3 decks, backyard, spacious Master bdrm w/large walk-in closet+luxurious ensuite, 2 car tandem garage+Bonus Media Room. RAINSCREEN, remainder of 5-10yr warranty. LOW Maint Fees include: Outstanding Amenities at the "BoilerRoom" Exercise Centre, Theatre Room, Study Area, Basketball Court, Lounge w/pool table. Excellent location. near Queens Park, shopping, Transportation.