

Residential Attached
\$1,248,800 (LP) 
 (SP) 



Sold Date:	If new, GST/HST	No	Original Price: \$1,248,800
Meas. Type: Feet	Bedrooms: 3		Approx. Year Built: 2026
Frontage(feet): 49.50	Bathrooms: 4		Age: 0
Frontage(metres): 15.09	Full Baths: 2		Zoning: RM-8A
Depth / Size (ft.): 122	Half 2		Gross Taxes: \$0.00
Sq. Footage: 0.00			For Tax Year: 2025
Flood Plain:	P.I.D.: 032-834-012		Tax Inc. Utilities?:
View: :			Tour:
Complex / Subdiv: Vibe			
First Nation Reserve:			
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water			
Sewer Type: City/Municipal	Water Supply: City/Municipal		

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations:
of _____ R.I. Fireplaces: _____
Fireplace Fuel: _____
Fuel/Heating: **Electric, Forced Air, Heat Pump**
Outdoor Area: **Patio(s) & Deck(s), Rooftop Deck**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen: **Full**
Metered
R.I.

Total Parking:	1	Covered Parking:	0	Parking Access:	Lane
Parking:	Open				
Dist. to Public	1			Dist. to School	2
Title to Land:	Freehold Strata				
Property Disc.:	Yes				
Fixtures	:				
Fixtures Rmvd:	:				
Floor Finish:	Tile, Vinyl/Linoleum				

Legal: STRATA LOT 4, PLAN EPS12599, DISTRICT LOT 184, 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: **Storage**

Site Influences:
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main):	485
Finished Floor (Above):	539
Finished Floor (AbvMain2):	293
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,317 sq. ft.
Unfinished Floor:	0
Grand Total:	1,317 sq. ft.

Units in Development: 7	Tot Units in Strata: 7	Locker: Yes
Exposure:	Storeys in Building: 3	
Mgmt. Co's Name:	Mgmt. Co's #:	
Maint Fee: \$425.38	Council/Park Apprv?:	
Maint Fee Includes: Garbage Pickup, Gardening, Snow removal		

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **11**

Bylaws Restrictions: **No Restrictions**

Restricted Age: # of Pets: Cats: Dogs:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'10 x 3'2	Abv Main 2	Patio	13'2 x 4'2	1	Main	2	No
Main	Living Room	10'11 x 9'7	Abv Main 2	Patio	13'4 x 10'10	2	Above	4	No
Main	Dining Room	9'7 x 7'11	Main	Patio	9'10 x 5'0	3	Above	4	Yes
Main	Kitchen	14'8 x 9'5			x	4	Abv Main 2	2	Yes
Above	Primary Bedroom	10'0 x 9'5			x	5			
Above	Bedroom	9'11 x 9'5			x	6			
Abv Main 2	Bedroom	12'11 x 9'5			x	7			
Above	Walk-In Closet	7'5 x 4'11			x	8			

Listing Broker(s): **Macdonald Realty**

Welcome to "Vibe" built by Asanti Developments a collection of 7 townhouse and garden homes situated in Vancouver's desirable Grandview Woodland Neighbourhood. The homes feature stainless steel appliances, quartz countertops, custom cabinets, and luxury vinyl flooring. Every home at "Vibe" includes generous outdoor space on all levels for indoor/outdoor living. Each home is backed by the National Home Warranty's 2/5/10 policy. The location offers exceptional walkability to shops, restaurants, schools and Templeton Park/School. 1 Parking and 3 bike lockers. Open House Sat, Aug 1st 2-4pm/Sun 2nd 12-1:30pm