



Presented by:
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New Westminster, Fraserview NW

MLS# V913529

Residential Attached

307 290 FRANCIS WY, V3L 0C4

Active



List Price:	\$369,900	Previous Price:	
		Original Price:	\$369,900
Subdiv/Complex:	THE GROVE		
Frontage:		Approx Yr Bld:	2008
Depth/Size:		PID:	027-551-032
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	STRATA
Stories in Bldg:	4	Taxes:	\$2,131 (2011)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:	Feet	Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	No
Fixt Removed:	N		
View:			

Style of Home:	Corner Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Mixed	R/I Plumbing:			
Rain Screen:		Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Type of Roof:	Other	Units in Development:	37	Total Units in Strata:	37
Renovations:		Locker:	Yes		
Flooring:	Mixed	Possession:			
Water Supply:	City/Municipal	Title to Land:	Freehold Strata		
Heat/Fuel:	Baseboard, Electric	Seller's Interest:	Registered Owner		
No. of Fireplaces:	1	Mortgage Info:	\$0		
Fireplace Fuel:	Electric	Property Disclosure:	Y		
Outdoor Area:	Balcony(s)	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Co:	BAYWEST				
Mngmt Ph:	604-591-6060	Maint Fee:	\$335.03		

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

Legal: **PL BCS2702 LT 91 DL 115 LD 36**
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	16'6" X 13'2"						
Main F.	Kitchen	12'6" X 6'3"						
Main F.	Dining	11'6" X 9'7"						
Main F.	Pantry	6' X 3'7"						
Main F.	Master Bedroom	14' X 9'6"						
Main F.	Walk-In Closet	6'9" X 5'						
Main F.	Bedroom	16' X 9'7"						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms:	
Finished Floor Area Main:	1,006	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,006	Restricted Age:		5	
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,006			8	

Listing Broker(s): **(1) One Percent Realty Ltd.**

'The Grove' at Victoria Hill - 2008. Large 2 bedroom, 2 bathroom corner unit with good layout & lots of natural light. Engineered hardwood flooring, stainless steel appliances & granite countertops. Parking & storage locker included. 2 Master Bedroom with attached bathrooms and extra large walk-in-closet in the main bedroom. Tons of NATURAL LIGHT throughout! Great price for this 1,006 square foot home. 2-5-10 Home Warranty for your peace of mind. Quick possession possible.