Council Appr?: Haif Baths: 0 For Tax Year: 2020 Finew, GST/HST inc?: Maint. Fee: \$1,100.00 Tax Inc. Utilities?: P.I.D.: 030-339-634 Mgmt. Co's Name: AWM Alliance Maint. Fee: \$1,00.00 Tax Inc. Utilities?: Mgmt. Co's Name: AWM Alliance Tour: Virtual Tour URL Mgmt. Co's Name: God-685-3227 View: No: Syle of Home: 1. Storey Concrete, Other, Wood Concrete, Other, Wood Syle of Home: 1. Storey Concrete, Other, Wood Parking: Garage; Underground Locker: Sware Supp?; City/Municipal Parking: Garage; Underground Locker: Total Units in Strata: Ran Screen: R.I. Plumbing: Units in Development: Total Units in Strata: Total Units in Strata: Ran Screen: Rocertain Facility, Sewer, Water Locker: Dist. to School Bus: Total Units in Strata: Ran Screen: Fored Air, Radiant # of Firepaces: Property Disc.: Yes Total Units in Strata: Fireplace Incide Rata Lot 122 GROUP J. New WESTINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST J Xa Xa Legal: Tota				Tom Royal LePage Phone http://wv	esented by: Hassan Sussex - Tom Has : 604-809-9777 ww.tomhassan.com ssan@gmail.com	san			
Meas. Type: Frontage (metres): Approx. Year Built: 2018 Depth Pick Bedrooms: 2 Age: 3 Flood Plain: Full Baths: 2 Gross Taxes: \$5,398.8 Flood Plain: Full Baths: 2 Gross Taxes: \$5,398.8 Cound Idprv?: Half Baths: 0 For Tax Year: \$22.00 Total Inc. Utilities?: Maint. Fee: \$1,100.00 Tax Inc. Utilities?: P.I.D.: 0.00: Total Inc. Utilities?: P.I.D.: 0.00: Total Inc. Utilities?: P.I.D.: 0.00: Total Inc. Utilities?: P.I.D.: 0.00: Total: Dist. to School Bus: Total: Total: Total: Total: Total: Ford Tax Yea: Total: Ford Tax Yea: Total: Tota: <	R2578132 Board: V	ondo		Wes	t Vancouver mbleside	NUE			1,698,000 (LP)
Concrete Other, Wood Goncrete, Other, Wood Gist. to Public Transit: Dist. Transit: D				Meas. Type: Depth / Size (Lot Area (sq.f Flood Plain: Council Apprv Exposure: If new, GST/H Mgmt. Co's Na Mgmt. Co's Ph View: Complex / Sul Services Conn	ft.): t.): 0.00 ?: IST inc?: ame: AWM Alllia none: 604-685-3 No : podiv: Grosvenor ected: Electricity	Frontage (m Bedrooms: Bathrooms: Full Baths: Half Baths: Maint. Fee: Ance 3227 Ambleside , Natural G	etres): 2 2 2 0 \$1,100.00	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0 Tour: V	Year Built: 2018 3 MFD xes: \$5,398.86 Year: 2020 Utilities?: 30-339-634 irtual Tour URL
egal: STRATA LOT 12, PLAN EP54754, DISTRICT LOT 237, GROÜP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST 1 THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V menities: Recreation Nearby, Shopping Nearby aturcs: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings Floor Type Dimensions Floor Type Dimensions Main Living Room 14'9 x 14'9 Main Dining Room 14'9 x 9'8 Main Master Bedroom 11'10 x 8'6 X Main Bedroom 9' x 9'11 X X X X X X X X X X X X X X	onstruction: xterior: oundation: ain Screen: enovations: Vater Supply: ireplace Fuel: uel/Heating: Dutdoor Area: ype of Roof:	Concrete Concrete, Othe Concrete Perin City/Municipal Forced Air, Rac Balcony(s) Other	diant	R.I. Plumbing: Metered Water: R.I. Fireplaces: # of Fireplaces: 0	Parking: Garage; Dist. to Public Trar Units in Developme Title to Land: Fr Property Disc.: Ye Fixtures Leased: Ne Fixtures Rmvd: Floor Finish:	Undergroun nsit: ent: reehold Stra es o :	nd Lock Dist. Tota	er: to School Bu	5:
Main Main Main Main Main Main Main Mater Bedroom14'9 x 14'9 x 19'x 9'8 11'10 x 8'6 11'10 x 8'6 9' x 9'11xxxMain Master Bedroom11'10 x 8'6 x 11'3 x 13'1 y x 9'11xxxMain Master Bedroom9' x 9'11 x x x xxxxMain Master Bedroom9' x 9'11 x x xxxxMain Master Bedroom9' x 9'11 x x xxxxMain Main9' x 9'11 xxxxMain xy x 9'11 xxxxXxxxxXxxxxXxxxxXxxinished Floor (menities: ite Influences	THE COMMON Exercise Centro	PROPERTY IN F e, In Suite Laur arby, Shopping	PROPORTION TO THE UNI ndry, Concierge Nearby	FENTITLEMENT OF	THE STRAT	ND DISTRICT, A LOT AS SHOV	TOGETHER \ VN ON FORM	NITH AN INTEREST I I V
Iniside Floor (Above): 0 Crawl/Bsmt. Height: 1 Main 4 No Barn: Finished Floor (Above): 0 Restricted Age: 2 Main 5 Yes Workshop/Shed: Pool: Finished Floor (Basement): 0 # of Pets: 2 Cats: Yes Dogs: Yes 3 Yes Barn: Workshop/Shed: Pool: Garage Sz: Bylaws: Pets Allowed w/Rest., Rentals Allwd 5 Grage Sz: Grag Dr Ht: Grag Dr Ht: Jnfinished Floor: 0 w/Restrctns 6 6 Kestricted Age: Kest	Main Main Main Main	Living Room Dining Room Kitchen Master Bedroon	14'9 x 14 14'9 x 9'5 11'10 x 8'6 n 11'3 x 13 9' x 9'1 x x x x x	'9 3 5 '1	D	x x x x x x x x x x x	Floor	Туре	x x x x x x x x x x x
Grand Total: 1,367 sq. ft. Basement: None 7 8	inished Floor inished Floor inished Floor	(Above): (Below): (Basement): (Total): 1	0 Cra 0 Res 0,367 sq. ft. # c Byla	wl/Bsmt. Height: stricted Age: of Pets: 2 Cats: Yes or % of Rentals Allowed: aws: Pets Allowed w/Rest. w/Restrctns	Dogs: Yes	1 2 3 4 5 6	Main 4	No	Barn: Workshop/Shed: Pool: Garage Sz:

Grosvenor Ambleside. One of the finest buildings in West Van. Best Priced unit in Phase 1 and 2. Sophisticated, luxurious elegant beachfront residence provides you with fantastic West Coast lifestyle. First owner in Phase 1 selected this rare floor plan as it is one of largest 1 bedroom and den or use as 2 bedroom. House size living-kitchen-dining and covered 300 sq.ft. patio with mountain views. Den can easily be changed to 2nd bedroom. High-end appliances such as sub-zero, wolf, miele, engineered oak floors, A/C, automated blinds, Italian marble and so much more. Feel like you live in a resort with 24hr concierge, an amenities room with full gym, and the seawall, shops and restaurants at your door. Pets and rentals ok w/ restrictions. Last unit sold for \$1754 psf. Incredible value!

REA Full Public

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