

<b>Depth/Size (ft):</b>	0.00	<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2007
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	17
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,881.22
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	383.72	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	026-997-789

<b>Style of Home:</b>	Inside Unit,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	68 - Total Units in Strata: 68
<b># of Fireplaces:</b>	0 - Fuel: None	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Ascent Property Management - 604-431-1800
<b>Complex / Subdiv:</b>	D'CO
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 40, BLOCK 5N, PLAN BCS2239, SECTION 22, RANGE 2W, 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
<b>Amenities:</b>	Bike Room,Elevator,Exercise Centre,Garden,In Suite Laundry,Recreation Center,Storage
<b>Site Influences:</b>	Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
<b>Listing Broker(s):</b>	Grand Central Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 13'7			
Bsmt	Kitchen	10'0 x 8'2			
Main	Dining Room	7'9 x 8'4			
Main	Bedroom	9'7 x 9'1			
Main	Foyer	3'5 x 9'1			
Main	Laundry	4'8 x 3'11			

<b>Finished Floor (Main):</b>	651 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	651 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	651 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Welcome to D'Cor by Newgen Development, Kerkhoff Construction. Bright & spacious, this 1-bedroom unit offers comfortable open-concept living, south-facing balcony! Great Investment property with Tenant in place or move in yourself. Amenities include fitness room. Recreation and Amenities Room with nice outdoor gardens. Close to Surrey Central Mall, Skytrain, Parks, Restaurants & more. KB Woodward Elem, Kwantlen Park Secondary Catchments. Pro-active strata. Corner Unit, 3rd Floor. 1 parking, 1 storage.