

|                         |     |                    |        |                            |             |
|-------------------------|-----|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> |     | <b>Bedrooms:</b>   | 2      | <b>Approx. Year Built:</b> | 2011        |
| <b>Frontage (ft):</b>   |     | <b>Bathrooms:</b>  | 2      | <b>Age:</b>                | 13          |
| <b>Lot Area:</b>        |     | <b>Full Baths:</b> | 1      | <b>Zoning:</b>             | CD          |
| <b>Flood Plain:</b>     | No  | <b>Half Baths:</b> | 1      | <b>Gross Taxes:</b>        | \$2,170.91  |
| <b>Rear Yard Exp:</b>   |     | <b>Maint. Fee:</b> | 429.51 | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>            | Yes |                    |        | <b>P.I.D.:</b>             | 028-703-472 |

|                         |                        |                         |                              |
|-------------------------|------------------------|-------------------------|------------------------------|
| <b>Style of Home:</b>   | Inside Unit,Upper Unit | <b>Parking:</b>         | Total: 1 - Covered: 1        |
| <b>Construction:</b>    | Concrete               | <b>Covered Parking:</b> | 1                            |
| <b>Exterior:</b>        | Concrete               | <b>Parking Access:</b>  | Rear,Side                    |
| <b>Foundation:</b>      |                        | <b>Parking:</b>         | Garage; Underground          |
| <b>Rain Screen:</b>     |                        | <b>Locker:</b>          | No                           |
| <b>Renovations:</b>     |                        | <b>Units in Dev:</b>    | - Total Units in Strata: 698 |
| <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>    | Laminate,Tile,Carpet   | <b>Fixtures Rmvd:</b>   | No                           |

|                            |   |
|----------------------------|---|
| <b>View:</b>               | Yes : City and Mountain   |
| <b>Mgmt. Company:</b>      | Rancho Management - 604-684-4508  |
| <b>Complex / Subdiv:</b>   | Park Place  |
| <b>Services Connected:</b> | Electricity,Sanitary Sewer,Water  |
| <b>Legal:</b>              | STRATA PLAN EPS561, STRATA LOT 636, SECTION 35, BLOCK 5 NORTH RANGE 2, NEW WESTMINSTER            |
| <b>Amenities:</b>          | Club House,Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Sauna/Steam Room,Concierge |
| <b>Site Influences:</b>    | Central Location,Golf Course Nearby,Recreation Nearby   |
| <b>Features:</b>           | ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Smoke Alarm,Sprinkler - Fire                                  |
| <b>Bylaw Restrict:</b>     | Pets Allowed w/Rest.,Rentals Allowed  |
| <b>Listing Broker(s):</b>  | Royal LePage - Wolstencroft   |

| Floor | Type            | Dimensions  | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main  | Kitchen         | 7'2 x 9'5   |       |      |            |
| Main  | Dining Room     | 10'8 x 7'9  |       |      |            |
| Main  | Living Room     | 10'8 x 11'0 |       |      |            |
| Main  | Primary Bedroom | 10'5 x 11'6 |       |      |            |
| Main  | Bedroom         | 10'5 x 8'11 |       |      |            |
| Main  | Foyer           | 3'8 x 6'0   |       |      |            |

|                                |          |                                   |                          |                       |                    |                 |
|--------------------------------|----------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 773 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                        | Main                  | 2                  | No              |
| <b>Finished Floor (Bsmnt):</b> | 0 sqft   | <b>Crawl/Bsmnt Height:</b>        |                          |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 773 sqft | <b>Basement:</b>                  | None                     |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft   | <b># or % of Rentals Allowed:</b> | 100                      |                       |                    |                 |
| <b>Grand Total:</b>            | 773 sqft | <b># Of Pets:</b>                 | 2 - Cats: Yes, Dogs: Yes |                       |                    |                 |

Priced Below BC Assessment Value!! Stunning Views of mountains and city from the 30th floor!! This lovely 2 bedroom and 2 bathroom condo is located in Surrey Central and is close everything you need! Skytrain, transit, shopping and restaurants!! Nice open floor plan with floor to ceiling windows. Enjoy cooking with an open kitchen looking out at the incredible views. Granite counters and stainless steel appliances. Fantastic amenities include a gym, yoga room, meeting room, bowling alley and sauna. 24 hour concierge!! Pets allowed. One underground parking spot. #P2-576