

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	1	Age:	14
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,757.16
Rear Yard Exp:		Maint. Fee:	439.04	For Tax Year:	2023
View:				P.I.D.:	028-181-387

Style of Home:	Inside Unit	Parking:	Total: 0
Construction:	Concrete	Covered Parking:	
Exterior:	Concrete	Parking Access:	Front
Foundation:		Parking:	Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	457
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	

View:

Mgmt. Company: DWELL PROPERTY MANAGEMENT

Complex / Subdiv: CITY POINT

Services Connected: Community,Electricity,Sanitary Sewer,Water

Legal: STRATA LOT 18, BLOCK 5N, PLAN BCS3771, 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

Amenities: Bike Room,Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Storage

Site Influences: Central Location,Recreation Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Intercom,Microwave,Oven - Built In,Refrigerator

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'			
Main	Kitchen	9' x 5'			
Main	Bedroom	10' x 9'			
Main	Flex Room	5' x 4'			

Finished Floor (Main):	553 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	553 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	553 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No			

Welcome to convenience and comfort in the heart of Surrey! This delightful 1 bed, 1 bath condo offers a perfect blend of urban living and tranquility. Just a stone's throw away from Gateway Skytrain Station, commuting has never been easier. With all levels of schools within a 1.5 km radius, this location is a dream for families seeking accessibility and education options. Step inside to discover a spacious and immaculately clean living space, boasting 553 sq ft of well-designed layout. Whether you're a first-time buyer, downsizer, or savvy investor, this condo offers a fantastic opportunity to embrace the Surrey lifestyle. Don't miss out on this gem contact me today to schedule your viewing. OPEN HOUSE JUNE 2ND 2-4PM