

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2020
Frontage (ft):	Bathrooms:	1	Age:	4
Lot Area:	Full Baths:	0	Zoning:	CD
Flood Plain:	Half Baths:	1	Gross Taxes:	\$2,028.59
Rear Yard Exp:	Maint. Fee:	247.72	For Tax Year:	2023
View:			P.I.D.:	031-191-894

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Underground, Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 177
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric, Heat Pump	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:

Mgmt. Company: Quay Pacific - 604-371-2208

Complex / Subdiv: FOREST RIDGE

Services Connected: Electricity, Natural Gas, Storm Sewer, Water

Legal: STRATA LOT 159, PLAN EPS7011, DISTRICT LOT 165, GROUP 2, 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: Club House, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Storage

Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Features: Air Conditioning, Clothes Dryer, Clothes Washer, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Stove

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

Listing Broker(s): RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 13'			
Main	Dining Room	11' x 8'5"			
Main	Primary Bedroom	10'2" x 11'7"			
Main	Solarium	10'2" x 11'7"			

Finished Floor (Main):	644 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	0	Main	1	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	644 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	644 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Forest Ridge, the new standard of living in South Surrey / White Rock. This building is located near King George Hwy / Hwy 99 and close to your favourite shops, grocery stores & restaurants. Walking distance to the beautiful Elgin trail and minutes away from Crescent Beach and White Rock. This condo offers luxurious living with high end appliances from Samsung, heated floors in the washroom & A/C units in the living room & the bedroom. The solarium has a natural gas line for a BBQ connection which can be used year-round. This unit is in building C which offers an exercise room on the 1st floor & has its own dedicated parkade & garbage pickup in P1. The parkade & garbage are not shared with Building A & B. There are 2 parking stalls available, including high speed EV plug.