

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	2	Age:	0
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	032-153-155

Style of Home:	Corner Unit,Penthouse	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Concrete,Metal	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	141
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	AWM Alliance - 604-685-3227
Complex / Subdiv:	QUATTRO
Services Connected:	Electricity,Water
Legal:	STRATA LOT 118 SECTION 23 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTERDISTRICT STRATA PLAN EPS9098 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,In Suite Laundry,Playground,Recreation Center
Site Influences:	
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'9 x 11'0			
Main	Kitchen	9'8 x 7'8			
Main	Primary Bedroom	10'4 x 9'0			
Main	Bedroom	10'2 x 8'0			
Main	Patio	10'0 x 6'8			

Finished Floor (Main):	780 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	780 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	780 sqft	# Of Pets:				

Welcome to Q5! This brand new TOP FLOOR/ CORNER UNIT faces West and South for an abundance of light and to enjoy beautiful Sunsets! This open concept floorplan is one of the larger units at Q5 with 780 sqft of modern, functional living space. Enjoy the many amenities including a fitness center, business center, gamesroom, shared garden space, entertainment lounge, outdoor bbq area, children's play zone and more. Includes one parking space and storage locker. Walking distance to Skytrain and close to Surrey Central shopping.