

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	2	Age:	5
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,414.59
Rear Yard Exp:		Maint. Fee:	378.45	For Tax Year:	2023
View:	Yes			P.I.D.:	030-652-286

Style of Home:	Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front,Side
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	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:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : TREES
Mgmt. Company:	CROSSROADS MANAGEMENT - 778-578-4445
Complex / Subdiv:	CRESCENDO
Services Connected:	Community,Electricity,Natural Gas,Storm Sewer
Legal:	030-652-286 STRATA LOT 32, PLAN EPS5113, 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:	Elevator,In Suite Laundry,Playground,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'9 x 8'9			
Main	Living Room	10'3 x 11'11			
Main	Dining Room	11'11 x 8'1			
Main	Primary Bedroom	13'3 x 9'6			
Main	Bedroom	12'8 x 9'8			
Main	Walk-In Closet	7'5 x 5'8			

Finished Floor (Main):	929 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	929 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	929 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to luxurious Crescendo complex, located in one of South Surrey's premier neighbourhoods! This gorgeous 2 bedroom & 2 bathroom unit has it all! With over 900 sq. ft. and top line finishing such as quartz counters, grey shaker cabinets, high quality flooring & more! Lots of owner upgrades too including hood vent, glass shower door for bath, screens for windows, chandelier for dining, pull out storage under kitchen sink, blinds for patio door and shower head extensions! This is one of the best layouts in the complex with separated bedrooms, open concept that is bright and airy and a very spacious feel! Privacy from balcony as you face the trees! 2 parking stalls side by side and a storage locker. Located close to Nicomeckl River, schools, transit, highway, shopping and more! MUST SEE!