

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	0	<b>Approx. Year Built:</b>	2014
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	1	<b>Age:</b>	10
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,674.05
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	254.76	<b>For Tax Year:</b>	2023
<b>View:</b>		No	<b>P.I.D.:</b>	029-428-602

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 0 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	None
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 91
<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>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	First service - 604-601-6407
<b>Complex / Subdiv:</b>	CONNECT
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 66, BLOCK 5N, PLAN EPS2215, SECTION 27, 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
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,In Suite Laundry,Playground,Storage
<b>Site Influences:</b>	Central Location,Paved Road,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Dishwasher,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Macdonald Realty (Delta), Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'1 x 3'11			
Main	Kitchen	8'0 x 15'7			
Main	Dining Room	6'1 x 5'6			
Main	Living Room	9'0 x 9'0			
Main	Den	10'2 x 6'0			

<b>Finished Floor (Main):</b>	449 sqft	<b># Of Rooms:</b>	5	<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			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	449 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	449 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Connect in the hub of Surrey Central! This EAST facing condo faces the quiet inner courtyard w/ no wasted space. PERFECT for a first time home buyer or for an investor! This clean & well maintained home has an ideal open layout featuring S/S appliances in the kitchen, quartz countertops, laminate flooring, in-suite laundry & 9' ceilings. Unit features a den large enough to accommodate a bed w/ a pocket door for added privacy & a spacious closet for your clothes PLUS a separate coat closet! Building features an exercise centre, 1 large storage locker, street parking & playground. Enjoy the close proximity to skytrain, bus loop, SFU, KPU, Surrey Central Mall, Walmart, banks, shopping, HWY 1 & 17, King George Hwy, Pattullo & Port Mann Bridge plus much more!