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|-------------------------|----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 0 | Approx. Year Built: | 2018 |
| Frontage (ft): | | Bathrooms: | 1 | Age: | 6 |
| Lot Area: | | Full Baths: | 1 | Zoning: | CD |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$1,453.71 |
| Rear Yard Exp: | | Maint. Fee: | 201.66 | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 030-454-174 |

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|-------------------------|---------------------|-------------------------|--------------------------------|
| Style of Home: | Upper Unit | Parking: | Total: 1 |
| Construction: | Frame - Wood | Covered Parking: | |
| Exterior: | Mixed | Parking Access: | |
| Foundation: | | Parking: | Open |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | 81 - Total Units in Strata: 81 |
| # of Fireplaces: | | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Baseboard,Electric | Property Disc: | No |
| Outdoor Area: | Balcony(s) | PAD Rental: | |
| Type of Roof: | Other | Fixtures Leased: | No |
| Floor Finish: | Laminate,Mixed,Tile | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | No |
| Mgmt. Company: | TRIBE MANAGEMENT - 604-270-8811 |
| Complex / Subdiv: | TRILLIUM LIVING |
| Services Connected: | Electricity,Sanitary Sewer,Storm Sewer,Water |
| Legal: | STRATA LOT 31, BLOCK 5N, PLAN EPS4652, SECTION 24, 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: | Club House,Exercise Centre,In Suite Laundry,Recreation Center |
| Site Influences: | Greenbelt |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings |
| Bylaw Restrict: | Pets Allowed w/Rest.,Rentals Allowed |
| Listing Broker(s): | RE/MAX Select Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|-------------|-------|------|------------|
| Main | Living Room | 11'9 x 8'7 | | | |
| Main | Dining Room | 10'3 x 4'10 | | | |
| Main | Kitchen | 7'5 x 7'6 | | | |
| Main | Living Room | 6'8 x 9'3 | | | |
| Main | Foyer | 3'10 x 6'4 | | | |

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|--------------------------------|----------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 385 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 | | | |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 385 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | 100 | | | |
| Grand Total: | 385 sqft | # Of Pets: | 1 - Cats: Yes, Dogs: Yes | | | |

ATTN: INVESTORS and FIRST TIME BUYERS! Charming bachelor suite located on the QUIET SIDE of the building, overlooking a GREENBELT. Trillium Living is a 6 year young building CONVENIENTLY LOCATED a short distance from GATEWAY SKYTRAIN Station, which gets you to DOWNTOWN Vancouver in approx 35min. The unit features STAINLESS STEEL appliances, a very FUNCTIONAL LAYOUT, and a SPACIOUS BALCONY, while the complex offers a BASKETBALL COURT, GYM and BIKE ROOM. Located just minutes from all the conveniences of SURREY CENTRAL as well as Surrey SFU Campus, Kwantlen Civic Plaza, future Surrey UBC campus, and SURREY MEMORIAL HOSPITAL. Perfect home for STUDENTS and YOUNG PROFESSIONALS. No limit on rentals and PETS ALLOWED. Comes with 1 PARKING and STORAGE LOCKER, enjoy LOW STRATA FEES!