202 14605 MCDOUGALL DRIVE SURREY

King George Corridor, V4P 0G7

Apartment/Condo	King George Corridor, V4P 0G7					\$690,000 (
Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	lt: 2019	I	
rontage (ft):		Bathrooms:	2	Age:	5		
ot Area:		Full Baths:	2	Zoning:	MF		
lood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,54	41.00	
Rear Yard Exp:	West	Maint. Fee:	414.07	For Tax Year:	2023	l	
View:				P.I.D.:		652-341	
Style of Home:	1 Storey, Ground Leve	I Unit	Parking:	Total: 1 - Covered	: 1		
construction:	Frame - Wood		Covered Parking:	1			
xterior:	Fibre Cement Board, Mixed, Wood		Parking Access:	Rear			
oundation:			Parking:	Garage; Undergro	ound		
ain Screen:			Locker:	Yes			
enovations:			Units in Dev:	73 - Total Units in	Strata: 73		
of Fireplaces:	0 - Fuel:		Distance to:				
/ater Supply:	City/Municipal		Title to Land:	Freehold Strata			
uel/Heating:	Baseboard,Electric		Property Disc:	Yes			
outdoor Area:	Balcony(s)		PAD Rental:				
ype of Roof:	Asphalt		Fixtures Leased:	No	No		
loor Finish:	Laminate,Carpet		Fixtures Rmvd:	No			
Igmt. Company: complex / Subdiv:	Crossroads CRESCENDO Electricity Natural Gas	Water					
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures:	CRESCENDO Electricity,Natural Gas STRATA LOT 38, PLA THE COMMON PROF Club House,Garden,Ir Golf Course Nearby,R ClthWsh/Dryr/Frdg/St	N EPS5113, DISTRICT LOT 165, GR PERTY IN PROPORTION TO THE UN				AN INTEREST IN	
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Perched above the Nicomekl River is this perfect west facing ground floor unit overlooking a courtyard. The big bright primary bedroom has bonus flex space and walk-in closet, second bedroom is spacious w/ large closet. This home has 2 patios and 1011 sq. ft. of living space, 8'11 ft ceilings featuring premium S/S appliances, gas cook-top, quartz counters, white kitchen cabinets with soft-close doors & drawers, and wide-plank flooring. One parking stall, one storage locker. amenities room and garden. Crescendo is conveniently located in the coveted Semiahmoo Elementary & Secondary School catchment and is just minutes to the freeway and transit. EV charging \$50 per month.

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