

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	2	Age:	5
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,541.00
Rear Yard Exp:	West	Maint. Fee:	414.07	For Tax Year:	2023
View:				P.I.D.:	030-652-341

Style of Home:	1 Storey,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Mixed,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	73 - Total Units in Strata: 73
# 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	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: Crossroads

Complex / Subdiv: CRESCENDO

Services Connected: Electricity,Natural Gas,Water

Legal: STRATA LOT 38, 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: Club House,Garden,In Suite Laundry

Site Influences: Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Sprinkler - Fire

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

Listing Broker(s): Hugh & McKinnon Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'9 x 10'	Main	Bedroom	13' x 9'9
Main	Living Room	12'4 x 14'1			
Main	Foyer	6'8 x 4'10			
Main	Primary Bedroom	11'11 x 13'1			
Main	Study	6'2 x 7'			
Main	Flex Room	4' x 6'			
Main	Walk-In Closet	4'10 x 5'1			

Finished Floor (Main):	1,011 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,011 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,011 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

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. Open House Sunday July 21st 2pm - 4pm.