

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2011
Frontage (ft):		Bathrooms:	3	Age:	13
Lot Area:		Full Baths:	2	Zoning:	MULTI
Flood Plain:	Yes	Half Baths:	1	Gross Taxes:	\$3,497.00
Rear Yard Exp View:	No	Maint. Fee:	408.00	For Tax Year:	2023
				P.I.D.:	028-665-708

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Wood	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	First Service Residential - 604-683-8900
Complex / Subdiv:	Highland Park
Services Connected:	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 226, PLAN BCS2896, SECTION 24, TOWNSHIP 1, 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,Independent living,Pool; Indoor,Sauna/Steam Room,Swirlpool/Hot Tub
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Refrigerator,Smoke Alarm,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 14'8			
Main	Dining Room	10'11 x 7'9			
Main	Kitchen	7'9 x 13'7			
Above	Primary Bedroom	10'11 x 10'6			
Above	Bedroom	8'7 x 12'4			
Above	Bedroom	8'8 x 12'0			
Below	Den	10'11 x 13'5			

Finished Floor (Main):	305 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	612 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Main	2	No
Finished Floor (Total):	1,568 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,568 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Highland Park- it's all about the LOCATION!!! Spacious well maintained contemporary 3-bedroom + media room, 2.5 bath located in the Grandview Heights area of South Surrey with ultimate privacy & natural light and S/S appliances. Picturing to have morning coffee at your own peaceful raised yard? This is a must see! Experience the elegance of engineered hardwood floors gracing the entirety of the main level, with recently renovated laminate flooring on upper level. The complex's splendid clubhouse provides ample entertainment and activity options, featuring an outdoor pool, a hockey rink, and a games room. Enjoy the convenience of being within walking distance to the Grandview Corners, where a variety of shopping, dining, schools, recreational facilities, and transit options await.