

Depth/Size (ft):	Bedrooms: 1	Approx. Year Built: 2024
Frontage (ft):	Bathrooms: 1	Age: 0
Lot Area:	Full Baths: 1	Zoning: RES
Flood Plain:	Half Baths: 0	Gross Taxes: \$0.00
Rear Yard Exp:		For Tax Year: 2024
View:		P.I.D.: 032-291-078

Style of Home: 1 Storey,Corner Unit	Parking: Total: 1 - Covered: 1
Construction: Brick,Concrete,Frame - Wood	Covered Parking: 1
Exterior: Mixed	Parking Access:
Foundation:	Parking: Garage Underbuilding
Rain Screen:	Locker: Yes
Renovations:	Units in Dev:
# of Fireplaces:	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard	Property Disc: Yes
Outdoor Area: Balcony(s),Balcny(s) Patio(s) Dck(s),Patio(s) & Deck(s)	PAD Rental:
Type of Roof: Asphalt,Torch-On	Fixtures Leased:
Floor Finish:	Fixtures Rmvd:

View:

Mgmt. Company: associa

Complex / Subdiv: King + Crescent

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 29 DISTRICT LOT 165 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS8013TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Elevator,Guest Suite,In Suite Laundry,Storage

Site Influences: Central Location,Greenbelt,Private Setting,Recreation Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Microwave

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

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	10'0 x 10'3			
Main	Living Room	10'10 x 7'10			
Main	Dining Room	10'10 x 8'3			
Main	Kitchen	8'3 x 11'9			
Main	Foyer	4'3 x 5'9			

Finished Floor (Main): 591 sqft	# Of Rooms: 5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	4	Yes
Finished Floor (Below): 0 sqft	# Of Levels: 1			
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 591 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed: 100			
Grand Total: 591 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

Welcome to your dream home at King + Crescent in South Surrey! This stunning 591-square-foot corner unit features 1 bedroom and 1 bathroom. The open-concept living area includes a massive kitchen with high-end appliances and ample cabinetry, ideal for both everyday living and entertaining. Complete with a spacious wrap-around balcony perfect for enjoying the outdoors. Sleek laminate flooring throughout adds a modern touch to this beautifully designed space. Situated in the vibrant and well-connected South Surrey neighborhood, this home offers the perfect blend of style and convenience, with easy access to local shops, dining, and parks.