

Depth/Size (ft):	Bedrooms: 1	Approx. Year Built: 2024
Frontage (ft):	Bathrooms: 1	Age: 0
Lot Area:	Full Baths: 1	Zoning: CD78
Flood Plain:	Half Baths: 0	Gross Taxes: \$0.00
Rear Yard Exp:	Maint. Fee: 276.89	For Tax Year: 2025
View: Yes		P.I.D.: 032-291-663

Style of Home: Inside Unit,Upper Unit	Parking:
Construction: Frame - Wood	Covered Parking:
Exterior: Mixed	Parking Access:
Foundation:	Parking: Garage Underbuilding,Visitor Parking
Rain Screen:	Locker: Yes
Renovations:	Units in Dev: - Total Units in Strata: 411
# of Fireplaces:	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Electric	Property Disc: Yes
Outdoor Area: Balcony(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Laminate	Fixtures Rmvd: No

View: Yes : North Shore Mountains
Mgmt. Company: Associa - 604-592-3544
Complex / Subdiv: King and Crescent
Services Connected: Electricity
Legal: STRATA LOT 88, DISTRICT LOT 165, GROUP 2, NEW WESTMINSTER LAND DISTRICT, STRATA PLAN EPS8013
Amenities: Bike Room,Club House,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Storage,Wheelchair Access
Site Influences: Greenbelt,Shopping Nearby,Treed
Features: Clothes Dryer,Clothes Washer,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Heat Recov. Vent.,Microwave,Refrigerator,Stove
Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s): Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'8			
Main	Kitchen	12'10 x 10'10			
Main	Dining Room	10' x 6'			
Main	Bedroom	10'2 x 9'8			
Main	Patio	7' x 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 (Bsmnt): 0 sqft	Crawl/Bsmnt Height:			
Finished Floor (Total): 591 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 591 sqft	# Of Pets: Cats: Yes, Dogs: Yes			

King and Crescent, Brought to you by award winning Zenterra Developments, Located in Beautiful South Surrey. 5th floor unit, enjoy Balcony Views of the North Shore Mountains and farmers fields, Beautiful Kitchen with Samsung appliances, Gas stove, quartz countertops and sleek back splash and fixtures. The bedroom closets look like upgrades and the 9 foot ceilings complete this elegant never lived in home. The Development when complete will feature over 9700 SQFT of amenities, from private dining lounges, a fitness centre, spin and yoga room and a guest suite for out of town visitors. Phase one building is tucked behind Phase 4.