

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:	322.20	For Tax Year:	2024
View:	Yes			P.I.D.:	032-291-027

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	411
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	No
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

View:	Yes : Overlooks greenspace
Mgmt. Company:	Associa - 604-591-6060
Complex / Subdiv:	King and Crescent
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 24 DISTRICT LOT 165 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS8013 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYIN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Playground,Recreation Center,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Homelife Benchmark Realty Corp., Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 9'10			
Main	Dining Room	13'5 x 7'5			
Main	Kitchen	8'1 x 10'9			
Main	Primary Bedroom	11'0 x 11'8			
Main	Foyer	3'10 x 5'4			

Finished Floor (Main):	692 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):	692 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	692 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to KING&CRESCENT by award winning Zenterra Development. This 1 bedroom, 1 bath CORNER unit home lives large with floor to ceiling windows and high ceilings. Luxury finishing with high end appliance package, quartz counters, and a private patio overlooking greenspace and the courtyard. In suite laundry with additional storage. Located in South Surrey's most desirable neighborhood. Enjoy over 9,700 sqft of amenities from private dining lounges, an arcade room, furnished guest suites, and a fitness center equipped with spin, yoga, cardio, and more. A short walk to shopping, transit, and recreation while tucked away in a peaceful setting. Pets welcome! 1 parking and 1 storage locker. Move in today!