

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):	Bathrooms:	2	Age:	30
Lot Area:	Full Baths:	2	Zoning:	RM70
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,198.13
Rear Yard Exp:	Maint. Fee:	572.60	For Tax Year:	2024
View:			P.I.D.:	018-981-151

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass,Other	Parking Access:	
Foundation:		Parking:	Garage; Underground
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	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company: Crossroads Management

Complex / Subdiv: King George Park Tower

Services Connected: Electricity,Natural Gas,Water

Legal: STRATA LOT 57 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICTSTRATA PLAN LMS1622 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Bike Room,Club House,Elevator,Exercise Centre,In Suite Laundry,Storage,Swirlpool/Hot Tub

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Not Allowed,Rentals Allowed

Listing Broker(s): RE/MAX 2000 Realty, RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'6 x 6'0			
Main	Living Room	11'1 x 16'0			
Main	Dining Room	10'8 x 9'4			
Main	Kitchen	8'9 x 7'5			
Main	Bedroom	12'2 x 9'10			
Main	Primary Bedroom	15'9 x 10'10			

Finished Floor (Main):	1,015 sqft	# Of Rooms:	6	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	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,015 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,015 sqft	# Of Pets:				

2 BEDROOM 2 FULL BATHROOMS 1015sqft of living space! This spacious ULTRA CLEAN and CENTRALLY LOCATED condo has it all. Renovated and maintained throughout, quiet and comfortable living while still being within walking distance to sky train and all major shopping and amenities. Well run strata and meticulously maintained building throughout. The unit also fronts onto a protected greenspace. Call today for your private viewing.

