

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2011
Frontage (ft):		Bathrooms:	2	Age:	13
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,553.42
Rear Yard Exp:		Maint. Fee:	532.88	For Tax Year:	2024
View:	Yes			P.I.D.:	028-699-645

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 349
# of Fireplaces:	0 - Fuel:	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:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	Yes : City and Mountains
Mgmt. Company:	Rancho Management
Complex / Subdiv:	One Park Place
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 253, BLOCK 5N, PLAN EPS561, SECTION 35, RANGE 2W, 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,Elevator,Garden,In Suite Laundry,Sauna/Steam Room,Concierge
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'9 x 12'3			
Main	Kitchen	11'0 x 8'0			
Main	Primary Bedroom	11'0 x 10'2			
Main	Bedroom	12'3 x 8'6			
Main	Walk-In Closet	7'11 x 4'6			
Main	Foyer	10'0 x 4'6			
Main	Nook	4'0 x 2'6			

Finished Floor (Main):	900 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	900 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	900 sqft	# Of Pets:				

Experience luxury living in the heart of Surrey, with this stunning 2 bedroom, 2 bathroom apartment by Concord Pacific, Canada's largest community builder! Enjoy breathtaking views of the mountains and city skyline, you can almost see the curvature of the earth! You got to see the apartment to believe the views it offers. Modern finishes including sleek kitchens and bathrooms, and bright airy living spaces. Ideally located close to Guildford Town Centre shopping mall, Simon Fraser University, Kwantlen Polytechnic University, Surrey Memorial Hospital, and public transportation hubs, this vibrant community offers the perfect blend of style, comfort. Contact us today to schedule a viewing and make this dream home yours.