

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1998
Frontage (ft):		Bathrooms:	2	Age:	26
Lot Area:		Full Baths:	2	Zoning:	RML
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,721.42
Rear Yard Exp:		Maint. Fee:	415.10	For Tax Year:	2024
View:				P.I.D.:	023-714-336

Style of Home:	Inside Unit,Upper Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	110 - Total Units in Strata: 110
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	Yes

View:

Mgmt. Company: Teamwork

Complex / Subdiv: COLLAGE PARK PLACE

Services Connected: Electricity,Natural Gas

Legal: STRATA LOT 42, PLAN LMS2704, SECTION 10, TOWNSHIP 16, 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 1

Amenities: Club House,Exercise Centre,In Suite Laundry

Site Influences: Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

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

Listing Broker(s): Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10'11 x 8'5			
Main	Primary Bedroom	14'10 x 10'4			
Main	Dining Room	11'8 x 6'2			
Main	Living Room	14'11 x 11'8			
Main	Laundry	8'11 x 9'4			
Main	Kitchen	11' x 9'4			

Finished Floor (Main):	955 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	955 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	955 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to this stunningly renovated 2-bedroom, 2-bathroom condo at the well-maintained College Park Place, boasting over \$50,000 in upgrades! This spacious, open-concept unit has been thoughtfully remodelled, featuring new flooring, carpets, fresh paint, updated countertops, modern lighting, and more. The spacious master bedroom includes air conditioning. Both bathrooms have been beautifully transformed, with the guest bathroom offering a relaxing deep soaker tub and the ensuite showcasing a custom shower with multiple shower heads and full tile from floor to ceiling. The building has had its domestic plumbing system replaced. Includes 2 parking & 1 storage. A great opportunity to own a meticulously updated condo where the seller's investment becomes your advantage!