R2938757 Apartment/Condo

203 2940 KING GEORGE BOULEVARD SURREY

King George Corridor, V4P 1A2

1

444.20

Residential Attached \$539,000 (LP)

2024

028-027-469

Depth/Size (ft): Bedrooms: Frontage (ft): Bathrooms:

1 **Full Baths:** 1 Half Baths: 0

Maint. Fee:

Approx. Year Built: 2009 Age: 15 Zoning: CD **Gross Taxes:** \$2,172.46 For Tax Year:

Rear Yard Exp:

Style of Home:

Construction:

Lot Area:

Flood Plain:

Yes

P.I.D.:

Inside Unit, Upper Unit Frame - Wood

No

Exterior: Brick, Mixed, Wood

Foundation:

Rain Screen: Full

Renovations:

of Fireplaces: 1 - Fuel: Electric

Water Supply: City/Municipal Baseboard, Electric Fuel/Heating:

Outdoor Area: Patio(s) Type of Roof: Torch-On

Floor Finish: Mixed,Other,Carpet

Total: 1 - Covered: 1 Parking:

Covered Parking: Parking Access: Side

Parking: Garage Underbuilding

Locker:

88 - Total Units in Strata: 88 Units in Dev:

Distance to:

Freehold Strata Title to Land:

Property Disc: Yes

PAD Rental:

Fixtures Leased: No Fixtures Rmvd: No

Yes: COURTYARD View:

Mgmt. Company: Houghton Property Management

HIGH STREET Complex / Subdiv:

Services Connected: Electricity, Sanitary Sewer, Water

STRATA LOT 4, PLAN BCS3569, SECTION 22, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE Legal:

COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Club House, Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Storage

Central Location, Recreation Nearby, Shopping Nearby Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Microwave **Bylaw Restric:** Pets Allowed w/Rest., Rentals Allowed

Listing Broker(s): Team 3000 Realty Ltd.

Floor Type Dimensions Main Living Room 11'10 x 9'7 Main Kitchen 12'1 x 8'8 Main Dining Room 10'8 x 11'9 Main Den 7'7 x 6'10 Main Primary Bedroom 14'1 x 10'4

781 saft

Floor Type Dimensions

Finished Floor (Main): 781 sqft Finished Floor (Above): 0 sqft Finished Floor (Below): 0 saft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 781 sqft **Unfinished Floor:** 0 sqft

Of Rooms: 5 # Of Kitchens: 1 # Of Levels: 1 Crawl/Bsmt Height:

Basement: None

or % of Rentals Allowed:

Of Pets: 2 - Cats: Yes, Dogs: Yes

of Pieces Ensuite? Bathroom Floor Yes Main

Welcome to your new home! Come and check out this 1bed+den & 1 bath unit positioned on the east and quiet side of the building, facing the peaceful courtyard. Great finishes throughout, including quartz counter tops, stainless appliances, under cabinet lighting, tile floors in kitchen & bath, along with new engineered hardwood flooring in the living space and newer carpet in the bedroom. Situated in a great community: South point; Walking distance to boutique shops, coffee shops, restaurants such as Cactus & Milestones and grocery stores making it ultra convenient. The building itself offers an exercise room and amenities room, as well as a spacious courtyard with BBQ area and firepit, great for connecting with neighbors or having get togethers. Don't miss this fantastic opportunity

Grand Total: