

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	2	Age:	0
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$405.68
Rear Yard Exp:	East	Maint. Fee:	415.50	For Tax Year:	2024
View:				P.I.D.:	032-327-846

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:

Mgmt. Company: Homelife Advantage - 778-549-2330

Complex / Subdiv: VIKTOR

Services Connected: Electricity,Water

Legal: STRATA LOT 148, BLOCK 5N, PLAN EPS10847, SECTION 14, RANGE 2, 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,Exercise Centre,In Suite Laundry,Playground

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Microwave

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

Listing Broker(s): Oneflatfee.ca, Oneflatfee.ca

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0' x 0'			
Main	Kitchen	0' x 0'			
Main	Dining Room	0'0 x 0'			
Main	Primary Bedroom	0' x 0'			
Main	Bedroom	0' x 0'			

Finished Floor (Main):	882 sqft	# Of Rooms:	5	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):	882 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	882 sqft	# Of Pets:	2 -			

Ground floor Corner unit, spacious 2 bedroom, 2 Bathroom in the newly completed Viktor building features a large patio space for entertaining, high ceilings, luxurious wide plank laminate flooring throughout, elegant two-toned cabinetry, ample storage and stunning quartz countertops in the kitchen. Spa-like bathroom with oversized white tile and soaker tub is the utmost in function and style. A quick 8min walk to Gateway SkyTrain, Viktor is centrally located near Surrey City Centre & all amenities including Retail, Parks, Restaurants, Schools and offers balanced living with modern amenities including a beautifully landscaped courtyard, spacious rooftop terraces, fitness facility, co-working lounge, fully equipped kitchen and children's play area. Includes 1 parking space.