

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 2025
Frontage (ft):	Bathrooms: 2	Age: 0
Lot Area:	Full Baths: 2	Zoning: CD
Flood Plain:	Half Baths: 0	Gross Taxes: \$0.00
Rear Yard Exp:	Maint. Fee: 392.68	For Tax Year: 2025
View:		P.I.D.: 032-389-353

Style of Home: 1 Storey	Parking: Total: 1 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Metal	Parking Access:
Foundation:	Parking: Garage; Underground
Rain Screen:	Locker:
Renovations:	Units in Dev: 411 - Total Units in Strata: 411
# of Fireplaces:	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard,Electric	Property Disc: Yes
Outdoor Area: Balcny(s) Patio(s) Dck(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased:
Floor Finish: Tile,Vinyl/Linoleum	Fixtures Rmvd:

View:

Mgmt. Company: Associa British Columbia Inc.

Complex / Subdiv: KING + Crescent

Services Connected: Electricity

Legal: STRATA LOT 212 DISTRICT LOT 165 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS8013 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Air Cond./Central,Bike Room,Community Meals,Elevator,Exercise Centre,In Suite Laundry,Playground,Storage

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,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	Living Room	12'8 x 8'1			
Main	Kitchen	11'3 x 10'9			
Main	Dining Room	12'8 x 9'4			
Main	Primary Bedroom	11'7 x 12'8			
Main	Walk-In Closet	5'2 x 8'11			
Main	Bedroom	9'1 x 10'6			
Main	Foyer	4'1 x 5'3			

Finished Floor (Main): 892 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	3	Yes
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 892 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed: 100			
Grand Total: 892 sqft	# Of Pets: Cats: Yes, Dogs: Yes			

Welcome to King + Crescent by Zenterra Developments! This brand-new, never-lived-in 2-bedroom, 2-bathroom unit features an open floor plan with soaring 10-foot ceilings and oversized windows that fill the space with natural light. Centrally located with easy highway access, it's just minutes from shopping, recreation, and walking trails. The home includes 1 parking space, a storage locker, and premium upgrades such as quartz countertops, air conditioning, vinyl flooring and sleek white slow-close cabinets. Residents can enjoy exceptional amenities, including a fully equipped gym, yoga room, and spin studio. Move in today and experience the perfect blend of style, convenience, and comfort! Call today to book a showing!