

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2011
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	14
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,933.86
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	349.00	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	028-699-351

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete,Glass,Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : City & Mountain
<b>Mgmt. Company:</b>	Rancho Property Management
<b>Complex / Subdiv:</b>	Park Place One
<b>Services Connected:</b>	Community,Electricity,Water
<b>Legal:</b>	STRATA LOT 224, 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
<b>Amenities:</b>	Elevator,Exercise Centre,Garden,In Suite Laundry,Recreation Center,Sauna/Steam Room,Concierge
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	10' x 9'			
Main	Living Room	12' x 9'			
Main	Kitchen	8' x 5'			

<b>Finished Floor (Main):</b>	577 sqft	<b># Of Rooms:</b>	3	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	577 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	577 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Welcome to this stunning 1 bed, 1 bath condo in Park Place One, built by Concord Pacific. Located next to King George SkyTrain station, this north-west facing unit offers breathtaking views of the mountains and skyline. Inside, you'll find brand new washer, dryer, and dishwasher. Enjoy the convenience of being within walking distance to transit, SFU, the future UBC campus, Walmart, T&T, Holland Park, and Surrey Central Mall. The building offers exceptional amenities including a 24/7 concierge, fitness center, yoga studio, private theatre, and even a bowling alley. Don't miss out on this amazing opportunity!