

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: 2024
View:		P.I.D.: 032-388-845

Style of Home: Inside Unit	Parking: Total: 1 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Mixed	Parking Access:
Foundation:	Parking: Garage; Underground, Visitor Parking
Rain Screen:	Locker: Yes
Renovations:	Units in Dev: 411
# of Fireplaces: 0 - Fuel: None	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard	Property Disc: Yes
Outdoor Area: Balcony(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Tile, Vinyl/Linoleum	Fixtures Rmvd: No

View:

Mgmt. Company: Associa Property Management - 604-591-6060
Complex / Subdiv: King & Crescent
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water
Legal: STRATA LOT 161 DISTRICT LOT 165 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLANEPS8013
Amenities: Club House, Elevator, Exercise Centre, Playground, Storage
Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby
Features: ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s): Oneflatfee.ca, Oneflatfee.ca

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'5 x 9'6			
Main	Living Room	12'8 x 18'6			
Main	Primary Bedroom	11'6 x 12'7			
Main	Bedroom	9' x 10'5			

Finished Floor (Main): 889 sqft	# Of Rooms: 4	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	4	No
Finished Floor (Bsmnt): 0 sqft	Crawl/Bsmnt Height:			
Finished Floor (Total): 889 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 889 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

King + Crescent, by award-winning Zenterra Developments, is located in South Surrey's King George Corridor. This brand-new, never-lived-in 2-bedroom, 2-bathroom condo features an open floor plan w/ 9-foot ceilings, oversized windows, and a west-facing balcony. The thoughtful layout places the bedrooms on opposite ends for added privacy. This home boasts modern features, including sleek quartz countertops, a gas stove, stainless steel appliances, and stylish vinyl flooring. The building offers excellent amenities, such as an on-site gym, spin room, yoga studio, recreation room, and guest suite. Conveniently located near the Park & Ride, Highway 99, Morgan Crossing, and top-rated schools, this condo ensures close proximity to all the essentials.