

**R2490362**  
Apartment/Condo

**171 2940 KING GEORGE BOULEVARD**  
Surrey  
King George Corridor  
V4P 0E4

Residential Attached  
**\$670,000 (LP)**



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2009**  
 Bedrooms: **2** Age: **11**  
 Lot Area: Bathrooms: **3** Zoning: **CD-162**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,332.66**  
 Rear Yard Exp: **South** Half Baths: **1** For Tax Year: **2019**  
 Maint. Fee: **\$442.92** P.I.D.: **028-027-442**  
 Mgmt. Co's Name: **First Service Residential**  
 Mgmt. Co's Phone: **604-683-8900**  
 View:  
 Complex / Subdiv: **HIGH STREET**  
 Services Connected: **Electricity,Natural Gas,Storm Sewer,Water**

Style of Home: <b>2 Storey</b>	Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b>
Construction: <b>Brick,Frame - Wood</b>	Parking: <b>Garage; Underground</b>
Exterior: <b>Brick,Fibre Cement Board</b>	Locker: <b>Yes</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Transit: Dist to School Bus:
Rain Screen:	Units in Development: <b>88</b>
Renovations:	Title to Land: <b>Freehold Strata</b>
# of Fireplaces: <b>1</b>	Property Disc.: <b>Yes</b>
Fireplace Fuel: <b>Gas - Natural</b>	PAD Rental:
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>No</b>
Fuel/Heating: <b>Baseboard,Electric</b>	Fixtures Rmvd: <b>No</b>
Outdoor Area: <b>Balcony(s),Patio(s)</b>	Floor Finish: <b>Hardwood,Tile</b>
Type of Roof: <b>Asphalt</b>	

Maint Fee Inc: **Garbage Pickup,Gardening,Hot Water,Management,Recreation Facility**  
 Legal: **PL BCS3569 LT 2 LD 36 SEC 22 TWP 1 STRATA LOT AS SHOWN ON FORM V.**  
 Amenities: **Club House,Elev ator,Exercise Centre,Garden,Storage,Wheelchair Access**  
 Site Influences: **Central Location,Recreation Nearby,Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW,Security System,Smoke Alarm,Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'9 x 9'7			x			x
Main	Living Room	15' x 11'6			x			x
Main	Dining Room	7'7 x 10'1			x			x
Main	Kitchen	9' x 11'5			x			x
Main	Master Bedroom	12'11 x 10'3			x			x
Main	Patio	25'6 x 16'6			x			x
Above	Loft	12'1 x 30'1			x			x
Above	Bedroom	12'11 x 10'1			x			x
Above	Laundry	4' x 5'			x			x
		x			x			

Finished Floor (Main):	<b>724</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	<b>455</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>
Finished Floor (Basement):	<b>0</b>	# of Pets: Cats: Dogs:			3	<b>Above</b>	<b>3</b>	<b>No</b>
Finished Floor (Total):	<b>1,179 sq. ft.</b>	# or % of Rentals Allowed:			4			<b>No</b>
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest.,Rentals Allowed</b>			5			<b>No</b>
Grand Total:	<b>1,179 sq. ft.</b>	Basement: <b>None</b>			6			<b>No</b>
					7			<b>No</b>
					8			<b>No</b>

Listing Broker(s): **RE/MAX Colonial Pacific Realty**

Welcome to "HIGH STREET" an award-winning development by Grosvenor Americas. This large 1,179 SF 2 bed 3 bath - 2 LEVEL condo with master on the main, includes a loft, second bedroom, and bathroom upstairs! Very unique double high ceilings bring loads of natural light down into the main living space. Modern decor, hardwood floors throughout, and a gourmet chef's kitchen - with gas range, quartz countertops, and Whirlpool Gold appliances. This unit also includes a MASSIVE 25'X16' Sunny south facing patio and 2 underground parking stalls! Just step outside to high-end shops, restaurants, transportation, parks, easy access to Richmond/Vancouver, and all levels of amenities. See it for yourself, book a showing today!

The enclosed information, while deemed to be correct, is not guaranteed. PREC\* indicates 'Personal Real Estate Corporation'.