

**R2503780**  
Townhouse

**57 2678 KING GEORGE BOULEVARD**  
Surrey  
King George Corridor  
V4P 1H6

Residential Attached  
**\$624,900 (LP)**



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1997**  
 Bedrooms: **3** Age: **23**  
 Lot Area: Bathrooms: **3** Zoning: **MR30**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,512.81**  
 Rear Yard: Half Baths: **1** For Tax Year: **2019**  
 Exp: Maint. Fee: **\$360.63** P.I.D.: **024-141-950**  
 Mgmt. Co's Name: **Dwell Property Management**  
 Mgmt. Co's Phone: **604-821-2999**  
 View: **No**  
 Complex / Subdiv: **Mirada**  
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: <b>3 Storey</b>	Total Parking: <b>3</b> Covered Parking: <b>3</b> Parking Access: <b>Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Triple,Visitor Parking</b>
Exterior: <b>Vinyl,Wood</b>	Locker: <b>No</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Transit: Dist to School Bus:
Rain Screen:	Units in Development: <b>88</b> Total Units in Strata: <b>88</b>
Renovations:	Title to Land: <b>Freehold Strata</b>
# of Fireplaces: <b>1</b>	Property Disc.: <b>No</b>
Fireplace Fuel: <b>Gas - Natural</b>	PAD Rental:
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>No</b>
Fuel/Heating: <b>Forced Air,Natural Gas</b>	Fixtures Rmvd: <b>No</b>
Outdoor Area: <b>Balcony(s),Fenced Yard,Patio(s)</b>	Floor Finish: <b>Laminate,Tile,Wall/Wall/Mixed</b>
Type of Roof: <b>Asphalt</b>	

Maint Fee Inc: **Garbage Pickup,Gardening,Management,Recreation Facility**  
 Legal: **PL LMS2939 LT 59 LD 36 SEC 23 TWP 1 STRATA LOT AS SHOWN ON FORM 1.**  
 Amenities: **Club House,Exercise Centre,In Suite Laundry,Playground**  
 Site Influences: **Central Location,Recreation Nearby,Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW,Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'1 x 4'1			x			x
Main	Living Room	11'11 x 20'5			x			x
Main	Kitchen	8'4 x 9'8			x			x
Main	Dining Room	8'4 x 7'4			x			x
Main	Family Room	7'11 x 10'6			x			x
Above	Master Bedroom	14'7 x 11'8			x			x
Above	Walk-In Closet	4'7 x 4'5			x			x
Above	Bedroom	11'7 x 9'3			x			x
Above	Bedroom	7'11 x 12'10			x			
Above	Walk-In Closet	4'4 x 3'			x			

Finished Floor (Main): <b>684</b>	# of Rooms: <b>10</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>696</b>	Crawl/Bsmt. Height:	1	Main	2	No
Finished Floor (Below): <b>0</b>	Restricted Age:	2	Above	3	Yes
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b> Cats: <b>Yes</b> Dogs: <b>Yes</b>	3	Above	4	No
Finished Floor (Total): <b>1,380 sq. ft.</b>	# or % of Rentals Allowed: <b>10%</b>	4			No
Unfinished Floor: <b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest.,Rentals Allwd w/Restrctns</b>	5			No
Grand Total: <b>1,380 sq. ft.</b>	Basement: <b>None</b>	6			No
		7			No
		8			No

Listing Broker(s): **Vybe Realty**

Welcome home to Mirada! Great three bedroom and three bathroom family town home in the King George Corridor area of South Surrey. You will appreciate the features such as gas fireplace, extensive crown molding, updated furnace (2014) and more. Fantastic and rare triple garage! One side is double tandem and other is for third vehicle. Possible to enclose back of garage into large den/office/rec/bedroom area. Mirada is a well run family and pet friendly (2 pets allowed, any size dogs!), strata with clubhouse including fitness area, billiards, etc. Complex also features playground for the kids! Reasonable strata of 360/month. Definitely worth a look!