

|                  |             |        |                     |             |
|------------------|-------------|--------|---------------------|-------------|
| Depth/Size (ft): | Bedrooms:   | 1      | Approx. Year Built: | 2013        |
| Frontage (ft):   | Bathrooms:  | 1      | Age:                | 11          |
| Lot Area:        | Full Baths: | 1      | Zoning:             | RES         |
| Flood Plain:     | Half Baths: | 0      | Gross Taxes:        | \$1,721.46  |
| Rear Yard Exp:   | Maint. Fee: | 254.00 | For Tax Year:       | 2023        |
| View:            |             |        | P.I.D.:             | 029-128-269 |

|                  |                    |                  |  |
|------------------|--------------------|------------------|--|
| Style of Home:   | Inside Unit        | Parking:         | Total: 1 - Covered: 1                              |
| Construction:    | Frame - Wood       | Covered Parking: | 1  |
| Exterior:        | Brick,Mixed        | Parking Access:  | Front  |
| Foundation:      |                    | Parking:         | Garage; Single,Garage; Underground,Visitor Parking |
| Rain Screen:     | Full               | Locker:          | Yes  |
| Renovations:     |                    | Units in Dev:    | 70 - Total Units in Strata: 1                      |
| # of Fireplaces: |                    | Distance to:     |  |
| Water Supply:    | City/Municipal     | Title to Land:   | Freehold Strata                                    |
| Fuel/Heating:    | Baseboard,Electric | Property Disc:   | Yes  |
| Outdoor Area:    | Balcony(s)         | PAD Rental:      |  |
| Type of Roof:    | Torch-On           | Fixtures Leased: | No   |
| Floor Finish:    | Laminate,Tile      | Fixtures Rmvd:   | No   |

|                     |   |
|---------------------|---|
| View:               |   |
| Mgmt. Company:      | City Base Management - 604-708-8998   |
| Complex / Subdiv:   | EMERALD HEIGHTS   |
| Services Connected: | Electricity,Sanitary Sewer,Storm Sewer  |
| Legal:              | STRATA LOT 38, BLOCK 5N, PLAN EPS1549, 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 |
| Amenities:          | Bike Room,Club House,Exercise Centre,Guest Suite,In Suite Laundry,Storage   |
| Site Influences:    | Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby   |
| Features:           | ClthWsh/Dryr/Frdg/Stve/DW   |
| Bylaw Restrict:     | Pets Allowed w/Rest.,Rentals Allowed  |
| Listing Broker(s):  | eXp Realty (Branch)   |

| Floor | Type        | Dimensions    | Floor | Type | Dimensions |
|-------|-------------|---------------|-------|------|------------|
| Main  | Living Room | 11'4' x 8'8'  |       |      |            |
| Main  | Dining Room | 11'4' x 7'8'  |       |      |            |
| Main  | Kitchen     | 12' x 8'6'    |       |      |            |
| Main  | Bedroom     | 10'8' x 8'10' |       |      |            |

|                         |          |                            |                      |                |             |          |
|-------------------------|----------|----------------------------|----------------------|----------------|-------------|----------|
| Finished Floor (Main):  | 516 sqft | # Of Rooms:                | 4                    | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft   | # Of Kitchens:             | 1                    | Main           | 4           | No       |
| Finished Floor (Below): | 0 sqft   | # Of Levels:               | 1                    |                |             |          |
| Finished Floor (Bsmt):  | 0 sqft   | Crawl/Bsmt Height:         |                      |                |             |          |
| Finished Floor (Total): | 516 sqft | Basement:                  | None                 |                |             |          |
| Unfinished Floor:       | 0 sqft   | # or % of Rentals Allowed: |                      |                |             |          |
| Grand Total:            | 516 sqft | # Of Pets:                 | Cats: Yes, Dogs: Yes |                |             |          |

Welcome to Emerald Heights! Explore your cozy fifth-floor one-bedroom, one-bathroom home, with a neighbourhood view and a balcony for relaxed outdoor BBQ moments. This gem includes practical granite countertops, reliable stainless steel appliances, and easy-to-maintain laminate flooring. Benefit from secure underground parking and a storage locker. Just minutes away from King George Skytrain Station, Surrey Central, SFU Campus, the future UBC, Surrey Memorial Hospital, and more. Experience the simple charm of Emerald Heights—where comfort meets convenience. You wouldn't want to miss out on this opportunity! Call your realtor now! This one won't last for long!!