

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!!