R2880540
Apartment/Condo

506 13883 LAUREL DRIVE SURREY

Whalley, V3T 1A8

Residential Attached
$374,900 (LP)

Depth/Size (ft):		**Bedrooms:**	1	**Approx. Year Built:**	2013
Frontage (ft):		**Bathrooms:**	1	**Age:**	11
Lot Area:		**Full Baths:**	1	**Zoning:**	CD
Flood Plain:		**Half Baths:**	0	**Gross Taxes:**	$1,558.80
Rear Yard Exp:		**Maint. Fee:**	196.33	**For Tax Year:**	2023
View:				**P.I.D.:**	029-128-226

Style of Home:	1 Storey	**Parking:**	Total: 1 - Covered: 1
Construction:	Frame - Wood	**Covered Parking:**	1
Exterior:	Mixed,Vinyl	**Parking Access:**	Front
Foundation:		**Parking:**	Add. Parking Avail.,Garage Underbuilding
Rain Screen:	Full	**Locker:**	No
Renovations:		**Units in Dev:**	70 - Total Units in Strata: 70
# of Fireplaces:	0 - Fuel: None	**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:	Asphalt	**Fixtures Leased:**	No
Floor Finish:	Laminate,Mixed	**Fixtures Rmvd:**	No

View:	
Mgmt. Company:	City Base Management
Complex / Subdiv:	
Services Connected:	Community,Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 34, BLOCK 5N, PLAN EPS1549, SECTION 35, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, TOGETHER
Amenities:	Club House,Elevator,Exercise Centre,Guest Suite,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Pantry,Smoke Alarm,Sprinkler - Fire
Bylaw Restric:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	8'10 x 7'6			
Main	Kitchen	7'8 x 7'4			
Main	Living Room	10'5 x 12'11			
Main	Foyer	4'5 x 3'10			
Main	Patio	9'7 x 6'6			

Finished Floor (Main):	422 sqft	**# Of Rooms:**	5	**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):	422 sqft	**Basement:**	None			
Unfinished Floor:	0 sqft	**# or % of Rentals Allowed:**	100			
Grand Total:	422 sqft	**# Of Pets:**	2 - Cats: Yes, Dogs: Yes			

5th floor COZY bachelor Studio home with PRIME LOCATION! Features a spacious open-concept kitchen with granite counters, stainless steel appliance, and laminate floors. Large sliding doors open to a balcony, providing a southeast view-filling the living room space in natural light. This stunning studio home also comprises of 1 bathroom, convenient in-suite laundry & 1 parking. Amenities: clubhouse, gym, & guest suite for added conveniences with rental and pets allowed. It is 5 minutes walk to skytrain, minutes walk to Central City Mall, SFU campus, Hospital, shops, mall & city hall. Great investment unit.

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