

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	1	Age:	3
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,854.90
Rear Yard Exp:	Southeast	Maint. Fee:	295.34	For Tax Year:	2023
View:	Yes			P.I.D.:	031-437-800

Style of Home:	1 Storey,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Other
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 435
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Other,Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	Yes : South/East Exposure
Mgmt. Company:	Tribe Management Inc. - 604-343-2601
Complex / Subdiv:	King George HUB ONE
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 241, SECTION 35, BLOCK 5, NORTH RANGE 2 WEST, NEW WESTMINSTER DISTRICT STRATA PLAN EPS7631 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,Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Playground,Recreation Center,Storage
Site Influences:	Central Location,Gated Complex,Lane Access,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	RE/MAX Dream Home Realty, RE/MAX Dream Home Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'7 x 4'7			
Main	Living Room	10'9 x 10'4			
Main	Dining Room	8'2 x 5'8			
Main	Bedroom	10'3 x 8'7			
Main	Foyer	11'4 x 3'6			
Main	Other	13'7 x 5'7			

Finished Floor (Main):	494 sqft	# Of Rooms:	6	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):	494 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	494 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome All Investors, 1st Time Home Buyers, Students & NO GST! Iconic King George HUB ONE High-Rise Community built by Prestigious PCI Group. 1 Bedrm/1 Bathrm unit has spectacular S/East exposure! Featuring many Modern Finishings; Quartz Countertops, Laminate Flooring, Blomberg Intigrated Refridgerator, Dishwasher, Fulgor Milano SS Wall Oven,Induction Cooktop. Resort Style Living & Amenities include: On-Site Caretaker,Fitness Centre,Theatre Room,Clubhouse,Meeting areas,Roof-top Lounge,BBQ Entertainment space w/Games room & Child Play Area. Connected to Save-On-Foods & Pharmacy, so...NO GETTING WET in the Rain! Close to Shops,Fine Dining/Restaurants,Central City Shopping Centre,T&T,SFU-Surry Campus,Public Transit/King George Skytrain. BONUS: EV Charger w/Parking Stall;1 Locker & Bike Rack.