## R2854996 Apartment/Condo

## 2212 13615 FRASER HIGHWAY SURREY

Whalley, V3T 0P7

**Residential Attached** \$510,000 (LP)

031-437-800

Dimensions

Depth/Size (ft): Bedrooms: Approx. Year Built: 2021 1 Frontage (ft): Bathrooms: 1 Age: **Full Baths:** Zoning: CD Lot Area: 1 Flood Plain: Half Baths: 0 **Gross Taxes:** \$1,854.90 Maint. Fee: 295.34 For Tax Year: Rear Yard Exp: Southeast 2023

Total: 1 - Covered: 1 Style of Home: 1 Storey, Upper Unit Parking:

Construction: Concrete **Covered Parking:** Exterior: Concrete, Glass **Parking Access:** Side

Foundation: Parking: Garage; Underground, Other Rain Screen: Locker:

- Total Units in Strata: 435 Renovations: Units in Dev:

# of Fireplaces: Distance to: City/Municipal Title to Land:

Freehold Strata Water Supply: Fuel/Heating: Baseboard, Electric **Property Disc:** Yes

Balcony(s), Rooftop Deck **PAD Rental: Outdoor Area:** 

Type of Roof: Other, Tar & Gravel **Fixtures Leased:** No Fixtures Rmvd: Floor Finish: Laminate, Mixed, Tile 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

Yes

STRATA LOT 241, SECTION 35, BLOCK 5, NORTH RANGE 2 WEST, NEW WESTMINSTER DISTRICT STRATA PLAN EPS7631 TOGETHER WITH Legal:

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

0 sqft

**Bylaw Restric:** Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions Listing Broker(s): RE/MAX Dream Home Realty, RE/MAX Dream Home Realty

Floor	Туре	Dimensions	Floor
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	

# Of Rooms: 6 # of Pieces Ensuite? 494 sqft Bathroom Floor # Of Kitchens: Main No

Finished Floor (Below): # Of Levels: 0 sqft Finished Floor (Bsmt): Crawl/Bsmt Height: 0 sqft

Finished Floor (Total): **Basement:** 494 sqft None

**Unfinished Floor:** 0 sqft # or % of Rentals Allowed:

**Grand Total:** 494 saft # 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.



Finished Floor (Main):

Finished Floor (Above):

Type

P.I.D.: