

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2021
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	3
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RMF
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,425.62
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	464.39	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	031-372-376

<b>Style of Home:</b>	1 Storey,Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Aluminum,Glass,Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	124
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	Community	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Riverwest Realty
<b>Complex / Subdiv:</b>	The Maverick
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 125 SECTION 14 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTERDISTRICT STRATA PLAN EPS7546 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Storage
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	6'8 x 7'7			
Main	Kitchen	11'5 x 9'7			
Main	Dining Room	10'9 x 7'4			
Main	Laundry	5'1 x 3'7			
Main	Primary Bedroom	17'11 x 11'4			
Main	Bedroom	12'6 x 9'2			
Main	Flex Room	6'6 x 5'10			

<b>Finished Floor (Main):</b>	915 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	915 sqft	<b>Basement:</b>	Part			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	915 sqft	<b># Of Pets:</b>				

Welcome to the Maverick! This 3 year old building offers many modern conveniences and is centrally located to Surrey Central (shopping and transit). This 2 bed / 2 bath is a spacious 915 sqft in the heart of Surrey's Entertainment District. Chef inspired kitchen and modern finishings throughout this unit is vacant and ready for you to move in or as a turn-key investment. Enjoy the exclusive indoor/outdoor amenities space, Gym, Yoga room, Club House, Billiards, Gardens and more.

