

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2013
Frontage (ft):		Bathrooms:	3	Age:	11
Lot Area:		Full Baths:	2	Zoning:	/
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,079.05
Rear Yard Exp:		Maint. Fee:	291.82	For Tax Year:	2023
View:	Yes			P.I.D.:	029-052-891

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl, Wood	Parking Access:	Front
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 116
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Tile, Carpet	Fixtures Rmvd:	No

View:	Yes : MOUNTAIN
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	
Services Connected:	Electricity, Sanitary Sewer, Water
Legal:	STRATA LOT 17, PLAN EPS1264, DISTRICT LOT 389A, GROUP 2, NEW WESTMINSTER LAND DISTRICT, & DL 390A; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House, Exercise Centre, In Suite Laundry
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	Nu Stream Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	11'4 x 9'11	Below	Foyer	4'4 x 9'6
Main	Kitchen	15'11 x 8'2			
Main	Living Room	15'4 x 13'7			
Above	Bedroom	13'1 x 11'8			
Above	Primary Bedroom	15'4 x 11'11			
Above	Walk-In Closet	8'5 x 4'5			
Below	Storage	10'6 x 14'7			

Finished Floor (Main):	671 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	671 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	78 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsm):	0 sqft	Crawl/Bsm Height:		Above	3	Yes
Finished Floor (Total):	1,420 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,420 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Nestled in Surrey's coveted Fraser Heights, this 2-bed, 3-bath unit exudes contemporary charm! Enjoy tandem garage parking for convenience. The stunning kitchen boasts a large island, perfect for culinary adventures, while the dining area seamlessly connects to the fenced-off patio, ideal for company dining. Bask in the natural light flooding the spacious living room. Upstairs, find two cozy bedrooms, with the master offering peek a boo mountain views. Located near great schools, including Bothwell Elementary and École Fraser Heights Secondary, plus convenient access to amenities. Experience a perfect blend of style, comfort, and location! book your showing today!