

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	2	Age:	6
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,421.79
Rear Yard Exp:		Maint. Fee:	411.66	For Tax Year:	2023
View:	No			P.I.D.:	030-559-120

Style of Home:	Ground Level Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick	Parking Access:	Front
Foundation:		Parking:	Garage; Underground,Other
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	248
# 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) & Deck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Dwell Proptry Mgmt - 604-821-2999
Complex / Subdiv:	PRESCOTT COMMONS A
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 10, PLAN EPS4425, SECTION 27, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, 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,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Outdoor,Recreation Center,Storage,Swirlpool/Hot Tub
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'5 x 10'3			
Main	Dining Room	11'0 x 10'11			
Main	Kitchen	11'5 x 9'3			
Main	Primary Bedroom	10'4 x 9'4			
Main	Walk-In Closet	4'9 x 4'9			
Main	Bedroom	10'9 x 7'10			
Main	Foyer	5'4 x 3'8			

Finished Floor (Main):	823 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	823 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	823 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

WELCOME TO Prescott Commons by Polygon, contemporary East Coast Style living in South Surrey's Harvard Gardens. This bright freshly painted 823 sq. ft. ground floor West-facing 2-bed, 2-bath home boasts 9ft ceilings, engineered stone countertops, spa-inspired showers, laminate flooring, and stainless steel appliances, including a gas range. The separate street entrance with a large private patio & deck gives this condo the feel of a townhome. BONUS: 2 parking stalls and 1 storage locker included. Residents can enjoy 9000 sq. ft. resort-style amenities at the Rowing Club, including a fitness facility, outdoor pool, hot tub, clubhouse, gymnasium, basketball court, and movie room. Close to White Rock/Crescent Beach, walking distance to shops, restaurants, and access to Hwy 99.