

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2022
Frontage (ft):	Bathrooms:	3	Age:	2
Lot Area:	Full Baths:	2	Zoning:	RM30
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,178.34
Rear Yard Exp:	Maint. Fee:	376.00	For Tax Year:	2024
View:			P.I.D.:	031-630-570

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Other,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	71 - Total Units in Strata: 71
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Rooftop Deck	PAD Rental:	
Type of Roof:	Asphalt, Torch-On	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:	
Mgmt. Company:	
Complex / Subdiv:	Horizon
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 69, PLAN EPS7416, SECTION 13, 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:	Air Cond./Central,Exercise Centre,In Suite Laundry
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Microwave,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 11'6	Above	Bedroom	10'4 x 9'4
Main	Dining Room	6'9 x 8'12			
Main	Kitchen	12'8 x 10'8			
Main	Den	7'2 x 5'1			
Above	Primary Bedroom	12'2 x 10'2			
Above	Walk-In Closet	7'9 x 4'3			
Above	Bedroom	10'4 x 9'4			

Finished Floor (Main):	631 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	651 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	88 sqft	# Of Levels:	4	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Above	3	No
Finished Floor (Total):	1,459 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,459 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Top quality Horizon Development, in this pristine 3 bedroom and DEN 2 year old home with 9 feet ceilings in very desirable South Surrey location. Features include Private FENCED BACK YARD, Huge ROOF TOP DECK with serene treed setting, Spacious TWO CAR GARAGE with 2 EV OUTLETS, CENTRAL AIR CONDITIONING, Private GYM and three level CLUB HOUSE with HUGE DECK and kithen. Other features include Durable wide plank floors in Living Room, Dining Room and Kitchen. PREMIUM Stainless steel appliances, gorgeous Upscale bathrooms. Steps to shops, beaches, parks, 2 schools, transportation and short drive to White Rock Pier and many restaurants. Couldn't be nicer.