



Presented by:
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Active
R2972418

Board: F
Apartment/Condo

3203 9887 WHALLEY BOULEVARD

North Surrey
Whalley
V3T 0P4

Residential Attached

\$699,990 (LP)

(SP)



| | | |
|---|-------------------------------------|----------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$699,990 |
| Meas. Type: Feet | Bedrooms: 2 | Approx. Year Built: 2021 |
| Frontage(feet): | Bathrooms: 2 | Age: 4 |
| Frontage(metres): | Full Baths: 2 | Zoning: CD |
| Depth / Size (ft.): | Half Baths: 0 | Gross Taxes: \$2,700.22 |
| Sq. Footage: 0.00 | | For Tax Year: 2024 |
| Flood Plain: | P.I.D.: 031-535-224 | Tax Inc. Utilities?: No |
| View: Yes : City and Park | | Tour: |
| Complex / Subdiv: PARK BOULEVARD | | |
| First Nation: | | |
| Services Connctd: Community, Electricity, Sanitary Sewer, Storm Sewer, Water | | |
| Sewer Type: City/Municipal | Water Supply: City/Municipal | |

Style of Home: **Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 327, BLOCK 5N, PLAN EPS7405, SECTION 35, RANGE 2W, 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, Club House, Elevator, Exercise Centre, Garden, Guest Suite, Pool; Indoor, Concierge**

Site Influences: **Central Location, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

| | | | | | | |
|--|-----------------|---|-----------------------------------|------------------|--------------------|----------|
| Finished Floor (Main): 746 | | Units in Development: 419 | Tot Units in Strata: 419 | | Locker: Yes | |
| Finished Floor (Above): 0 | | Exposure: Northwest | Storeys in Building: 41 | | | |
| Finished Floor (AbvMain2): 0 | | Mgmt. Co's Name: Rancho Mangement | Mgmt. Co's #: 604-331-4251 | | | |
| Finished Floor (Below): 0 | | Maint Fee: \$503.75 | Council/Park Apprv?: | | | |
| Finished Floor (Basement): 0 | | Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Snow removal, Water | | | | |
| Finished Floor (Total): 746 sq. ft. | | | | | | |
| Unfinished Floor: 0 | | | | | | |
| Grand Total: 746 sq. ft. | | Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed | | | | |
| Suite: | | Restricted Age: | # of Pets: 2 | Cats: Yes | Dogs: Yes | |
| Basement: None | | # or % of Rentals Allowed: | | | | |
| Crawl/Bsmt. Ht: | | Short Term(<1yr)Rnt/Lse Alwd?: No | | | | |
| # of Kitchens: 1 | | Short Term Lse-Details: | | | | |
| # of Levels: 1 | | | | | | |
| # of Rooms: 5 | | | | | | |
| Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
| Main | Kitchen | 12'5 x 7'9 | 1 | Main | 4 | Yes |
| Main | Living Room | 12'5 x 10' | 2 | Main | 3 | No |
| Main | Dining Room | 12'5 x 6'6 | 3 | | | No |
| Main | Primary Bedroom | 13'3 x 9'5 | 4 | | | No |
| Main | Bedroom | 10'11 x 9' | 5 | | | No |
| | | x | 6 | | | No |
| | | x | 7 | | | No |
| | | x | 8 | | | No |

Listing Broker(s): **Royal LePage - Wolstencroft**

This stunning high-rise 2 beds/2 baths condo By Concord, located in a prime central location, offers an exceptional living experience with breathtaking city and park views, including a stunning view of the sunset. the condo boasts an open and spacious layout with high-end appliances offering both style and functionality for any culinary enthusiast. Enjoy the convenience and luxury of living in a building that provides a range of top-tier amenities, including a state-of-the-art gym, an indoor pool, and a fully-equipped exercise room. perfect for both entertaining and relaxation. Close to public transportation, SkyTrain station, bus loop and Hwy. Within walking distance, you'll find a variety of restaurants, shops, and making it the ideal location for everything.