



Presented by:
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Royal LePage Sussex
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ALI MAHMOUDI
Personal Real Estate Corporation

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Active
R3079717

Board: V
Apartment/Condo

2506 7388 KINGSWAY

Burnaby East
Edmonds BE
V3N 0G9

Residential Attached

\$658,000 (LP)

(SP)



Sold Date: _____ If new, GST/HST inc?: _____
Meas. Type: **Feet** Bedrooms: **1**
Frontage(feet): _____ Bathrooms: **1**
Frontage(metres): _____ Full Baths: **1**
Depth / Size (ft.): _____ Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: _____ P.I.D.: **030-996-503**
View: **Yes : OCEAN, CITY & MOUNTAIN**
Complex / Subdiv: **Kings Crossing 1**
First Nation _____
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: _____ Water Supply: **City/Municipal**

Original Price: **\$658,000**
Approx. Year Built: **2020**
Age: **6**
Zoning: **CD**
Gross Taxes: **\$1,969.04**
For Tax Year: **2025**
Tax Inc. Utilities?: _____
Tour: **Virtual Tour URL**

Style of Home: **Other**
Construction: **Concrete**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

Reno. Year: _____
Rain Screen: _____
Metered Water: _____
R.I. Plumbing: _____

Total Parking: **1** Covered Parking: **1** Parking Access: _____
Parking: **Garage; Underground**
Dist. to Public Transit: **VERY CLOSE** Dist. to School Bus: _____
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: _____
Fixtures Rmvd: _____
Floor Finish: **Mixed**

Legal: **STRATA LOT 200, PLAN EPS5757, DISTRICT LOT 30, GROUP 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, Bike Room, Club House, Exercise Centre, In Suite Laundry, Playground, Recreation Center, Sauna/Steam Room, Concierge**

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

Finished Floor (Main): **655**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **655 sq. ft.**
Unfinished Floor: **0**
Grand Total: **655 sq. ft.**

Units in Development: _____ Tot Units in Strata: **258** Locker: _____
Exposure: _____ Storeys in Building: _____
Mgmt. Co's Name: **Rancho Management Services** Mgmt. Co's #: _____
Maint Fee: **\$372.31** Council/Park Apprv?: _____
Maint Fee Includes: **Garbage Pickup, Gas, Management, Recreation Facility, Water**

Suite: _____
Basement: **None**
Crawl/Bsmt. Ht: _____
of Kitchens: **1**

of Levels: **1**
of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: _____ # of Pets: _____ Cats: _____ Dogs: _____
or % of Rentals Allowed: _____
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'5 x 3'6			x	1	Main	3	Yes
Main	Den	5'8 x 7'5			x	2			
Main	Kitchen	7'1 x 8'8			x	3			
Main	Dining Room	10'2 x 6'0			x	4			
Main	Living Room	10'2 x 11'7			x	5			
Main	Primary Bedroom	10'0 x 11'1			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Sussex**

Welcome to the coveted 06 floor plan at Kings Crossing by Cressey—a rare opportunity to own one of the building's most efficient and spacious one-bedroom + den homes. This 655 sq ft residence is thoughtfully laid out with abundant storage, a functional island, and space for both dining and a generous living area. Floor-to-ceiling windows showcase unobstructed ocean, mountain, and city views, while premium European appliances, a beverage cooler, air conditioning, and beautiful finishes elevate everyday living. Step onto your balcony overlooking the city skyline and enjoy resort-style amenities including a two-level gym, indoor sports court, table tennis, sauna, steam room, and rooftop garden. Groceries, restaurants, shopping, and the community centre are all just steps away.