

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2004
Frontage (ft):		Bathrooms:	2	Age:	20
Lot Area:		Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,775.31
Rear Yard Exp:		Maint. Fee:	475.00	For Tax Year:	2023
View:	Yes			P.I.D.:	025-770-497

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Other	Covered Parking:	1
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	60 - Total Units in Strata: 60
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate, Carpet	Fixtures Rmvd:	No

View:	Yes : OCEANFRONT PROPERTY
Mgmt. Company:	PENINSULA
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	STRATA LOT 19, PLAN BCS561, SECTION 11, 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 1 OR V, AS APPROPRIATE
Amenities:	Club House,Elevator,In Suite Laundry
Site Influences:	Marina Nearby,Shopping Nearby,Waterfront Property
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage West Real Estate Services, Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Eating Area	9'4 x 8'0	Main	Foyer	5'6 x 3'7
Main	Kitchen	9'11 x 10'7			
Main	Dining Room	11'10 x 10'2			
Main	Living Room	12'1 x 11'8			
Main	Primary Bedroom	9'11 x 12'2			
Main	Bedroom	8'6 x 12'11			
Main	Laundry	5'2 x 8'7			

Finished Floor (Main):	1,054 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,054 sqft	Basement:	Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,054 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Spend everyday at the beach, as your dream of an ocean front property has arrived. This home promises a picturesque and enjoyable living experience with both bedrooms and the spacious deck face the ocean and create a serene backdrop for everyday living. Situated on the east, quieter and peaceful side of White Rock Beach this spacious 2bed/2bath ocean facing condo is over 1,000 sqft. The large deck is perfect for enjoying your morning coffee or evening wine. Then step outside and walk along the promenade to the shops and White Rock pier. Large kitchen with eating area provides plenty of space for a proper dining room or extra space for entertaining with the cozy gas fireplace. A must see with secure parking, storage locker and amenities room with an ocean view courtyard.