

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2020
Frontage (ft):	Bathrooms:	1	Age:	4
Lot Area:	Full Baths:	1	Zoning:	CD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,561.31
Rear Yard Exp:	Maint. Fee:	355.82	For Tax Year:	2024
View:	No		P.I.D.:	030-959-021

Style of Home:	Ground Level Unit,Rancher/Bungalow	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Mixed,Stone	Parking Access:	Lane
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 55
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt, Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	Hugh & McKinnon - 604-531-1909
Complex / Subdiv:	BEACHBOROUGH
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 8, PLAN EPS6101, SECTION 9, 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,Bike Room,Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'10 x 11'0	Main	Den	10'9 x 5'8
Main	Dining Room	11'7 x 6'11	Main	Patio	13'2 x 8'1
Main	Living Room	11'7 x 8'5			
Main	Primary Bedroom	10'7 x 10'10			
Main	Walk-In Closet	6'9 x 4'10			
Main	Laundry	3'11 x 5'3			
Main	Foyer	3'7 x 3'1			

Finished Floor (Main):	714 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	714 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	714 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

BEACHBOROUGH! Luxury living in BUILT GREEN certified building just minutes away from White Rock Beach. Enjoy the contemporary & modern living in this 1 bedroom + den condo in a charming seaside community. This open-concept floorplan maximizes all the space & offers a gourmet kitchen which includes quartz countertops, lots of storage, gas stove and Fisher & Paykel/Kitchen Aid S/S appliances. Programmable Mitsubishi heat pump (A/C) keeps you comfortable year round, upgraded laminate flooring (no carpet) and gas hookup for your BBQ. Unit encased in concrete (main floor only) and large ground floor patio allowing access in & out.... perfect for a dog owner! Amenities include a gym, bike storage room and carwash bay. Central location close to all amenities and steps to public transit.