

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2004
Frontage (ft):		Bathrooms:	2	Age:	20
Lot Area:		Full Baths:	2	Zoning:	CR-4
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,134.40
Rear Yard Exp:		Maint. Fee:	524.15	For Tax Year:	2023
View:	Yes			P.I.D.:	025-770-659

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		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:	Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Ocean
Mgmt. Company:	Peninsula Management - 604-385-2242
Complex / Subdiv:	PACIFIC POINTE
Services Connected:	Electricity,Natural Gas
Legal:	STRATA LOT 35 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS561
Amenities:	Bike Room,Elevator,Garden,In Suite Laundry,Recreation Center,Storage,Wheelchair Access
Site Influences:	Central Location,Golf Course Nearby,Marina Nearby,Private Setting,Shopping Nearby,Waterfront Property
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Westgard Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'7 x 8'3	Main	Foyer	16'1 x 3'8
Main	Eating Area	7'5 x 15'0			
Main	Living Room	13'0 x 11'11			
Main	Dining Room	9'10 x 8'7			
Main	Primary Bedroom	13'5 x 9'11			
Main	Walk-In Closet	6'2 x 4'3			
Main	Bedroom	11'0 x 10'5			

Finished Floor (Main):	1,116 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,116 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,116 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Unreal OCEAN VIEW! Unobstructed panoramic view of White Rock Beach + ocean. Balcony looks southwest for breathtaking SUNSETS. Also wake up in the primary bedroom with the same view of the ocean. Corner unit brings even more light + windows for the beauty of it all! 2 bedroom, 2 bath, spacious great room / dining room. Kitchen has eating area with cross breeze from the corner windows. Bedrooms are separated at either end of the condo. TWO parking stalls and a storage locker on the same floor. Building has bike storage and is pet friendly. Location is incredible! Take a stroll down White Rock Beach promenade, walk to shops and restaurants on Marine Dr.