

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2004
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	20
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CR-4
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,048.61
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	574.00	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	025-770-659

<b>Style of Home:</b>	1 Storey,Corner Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	60 - Total Units in Strata: 60
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'7 x 8'3	Main	Foyer	16'1 x 3'8
Main	Eating Area	15'0 x 7'5			
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			

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

Spectacular OCEAN VIEW...Unobstructed panoramic view overlooking White Rock Beach, ocean, Mt Baker, San Juan islands & much more. Balcony looks southwest for breathtaking sunsets. Wake up in the primary bedroom with the same view of the ocean as balcony. Corner unit brings even more light & windows for the beauty of it all! 2 bedroom, 2 bathroom, spacious great room / dining room. Kitchen has eating area with cross breeze from the corner windows. Bedrooms are separated at either end of condo for extra privacy. TWO parking stalls & a storage locker on the same floor as condo. Building has new roof, bike storage & pet friendly. Location is incredible! Take a stroll along White Rock Beach Promenade, walk to shops & restaurants on Marine Drive. Must see!