

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1988
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	36
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RMS-2
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,068.88
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	655.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	012-641-278

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Fibre Cement Board,Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	- Total Units in Strata: 67
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Tile,Vinyl/Linoleum,Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : Quiet Courtyard
<b>Mgmt. Company:</b>	Hugh & McKinnon - 604-531-1909
<b>Complex / Subdiv:</b>	White Rock Village
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Septic,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 57 SECTION 16 TOWNSHIP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN NW2847 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Workshop Attached
<b>Site Influences:</b>	Central Location,Recreation Nearby,Retirement Community,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Fireplace Insert,Microwave,Smoke Alarm,Windows - Thermo
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Not Allowed,Smoking Restrictions
<b>Listing Broker(s):</b>	Zolo Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'1 x 6'10	Main	Primary Bedroom	10'8 x 13'11
Main	Living Room	12'4 x 18'2	Main	Walk-In Closet	5'2 x 10'0
Main	Dining Room	10'8 x 9'2	Main	Patio	10'6 x 6'4
Main	Kitchen	10'8 x 8'11	Main	Patio	14'11 x 6'4
Main	Laundry	7'11 x 5'3			
Main	Pantry	5'2 x 5'3			
Main	Bedroom	10'5 x 12'1			

<b>Finished Floor (Main):</b>	1,223 sqft	<b># Of Rooms:</b>	11	<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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,223 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,223 sqft	<b># Of Pets:</b>	Cats: No, Dogs: No			

Stop the Search!!! This bright beautiful designer inspired 2 bed 2 bath reno boasts a generous gourmet kitchen with ample stone counters, s/s appliances & gorgeous accent lighting opening up to a spacious dining & living space & steps from a lovely sunny courtyard facing patio. Fabulous for entertaining! The 1223 sq ft unit also has 2 full spa like bathrooms w/ heated floors, a generous main bed w/ walk in, its own private patio & stunning ensuite. To finish it off a 2nd ample bedroom, SL & 1 Parking is included. Enjoy the quiet of the back courtyard gardens. Located in the friendly White Rock Village !! A 55 plus adult community with fun social events, a gym, wood working shop, library, party room and proactive strata. Central to stores, the beach, transit & entertainment. No pets. A gem!