

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2013
Frontage (ft):		Bathrooms:	2	Age:	11
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,190.55
Rear Yard Exp:		Maint. Fee:	529.34	For Tax Year:	2024
View:	Yes			P.I.D.:	029-209-285

Style of Home:	1 Storey,Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	24
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

View:	Yes : Beautiful ocean views
Mgmt. Company:	Campbell Strata Management - 778-574-3454
Complex / Subdiv:	SAUSILITO
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	PL EPS1752 LT 18 LD 36 SEC 10 TWP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Pantry
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Homelife Benchmark Realty Corp., Homelife Benchmark Realty Corp.

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

Finished Floor (Main):	1,073 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):	1,073 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,073 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Elegant SAUSALITO. A boutique, modern complex steps away from White Rock beach front and all that it has to offer. Breathtaking views of the Pacific Ocean, Gulf Islands, and bonus sunsets throw in! Stylish 2 bed and 2 bath home with loads of additional storage. Modern kitchen with sleek design and granite countertops open to breakfast bar and main living area. Large, bright primary bedroom with walk in closet and generous ensuite. Second bedroom is roomy and offers an additional walk in closet. Pantry and laundry area off the kitchen has newer, full sized washer and dryer. Updated lighting, new hot water tank, and hardwood flooring throughout. Enjoy a glass of wine with friends on your west facing patio. Life really is better at the beach!