

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2008
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	16
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,531.22
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	745.07	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-757-960

<b>Style of Home:</b>	Corner Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Concrete	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	129
<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>	Forced Air,Heat Pump	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Beautiful Ocean View
<b>Mgmt. Company:</b>	First Service Residential - 604-683-8900
<b>Complex / Subdiv:</b>	MIRAMAR VILLAGE
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	PL BCS3236 LT 40 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
<b>Amenities:</b>	Club House,Elevator,In Suite Laundry,Pool; Outdoor,Recreation Center,Storage,Swirlpool/Hot Tub,Wheelchair Access
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed
<b>Listing Broker(s):</b>	Homelife Benchmark Realty Corp., Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 13'7	Main	Laundry	10'1 x 6'8
Main	Dining Room	11'9 x 11'2			
Main	Kitchen	10'6 x 8'5			
Main	Den	7'11 x 8'5			
Main	Primary Bedroom	13'6 x 11'11			
Main	Bedroom	11'5 x 10'2			
Main	Foyer	4'7 x 8'6			

<b>Finished Floor (Main):</b>	1,293 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	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,293 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,293 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Fantastic Miramar! Located in the vibrant core of central White Rock, walking distance to shopping, brew pubs, restaurants, and recreation this 2 bed, 2 bath, and den/flex space OCEAN VIEW corner unit condo is the ideal place to call home. Wide open floorplan with wrap around floor to ceiling windows overlooking Semiahmoo bay, the Gulf islands, and greenery. Wide plank hardwood throughout. Perfect kitchen to entertain with an oversized island, gas stove, and built in Miele coffee maker. Laundry area offers storage and pantry space. Building features a recreation space, outdoor pool and hot tub, putting green and BBQ area. Enjoy to ocean views from your south facing patio overlooking the courtyard. Stroll out to all the amenities including a weekly farmers market. Pets welcome.