

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2011
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	13
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,639.43
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	711.20	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-289-261

<b>Style of Home:</b>	1 Storey,Corner Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Concrete,Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Concrete,Fibre Cement Board	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Garage; Underground,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	150 - Total Units in Strata: 150
<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,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : Ocean
<b>Mgmt. Company:</b>	Hugh McKinnon - 604-531-1909
<b>Complex / Subdiv:</b>	Sussex House
<b>Services Connected:</b>	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	PL BCS698 LT 139 LD 36 SEC 10 TWP 1 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Recreation Center,Storage,Wheelchair Access
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Security - Roughed In,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'4 x 12'4	Main	Walk-In Closet	11'11 x 8'
Main	Dining Room	18' x 12'	Main	Bedroom	10'9 x 10'6
Main	Kitchen	12'8 x 9'1	Main	Storage	6' x 4'7
Main	Eating Area	12'8 x 8'9	Main	Laundry	4' x 4'
Main	Den	13'3 x 9'8	Main	Foyer	7' x 5'
Main	Primary Bedroom	14'1 x 11'11			

<b>Finished Floor (Main):</b>	1,476 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	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,476 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,476 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Sussex House-Concrete & Brick. 2Parking! The size you are looking for @ 1476sf ! 2 bedroom, 2 bathroom + computer room/Den & convenient in-suite storage; features high ceilings, extensive windows which give good light. Open floor plan for entertaining dreams with a gas fireplace.Gourmet kitchen with granite countertops, stainless steel appliance package. Newer hardwood floors.Large Primary with great walk in closet with organizers.Spacious southwest covered deck for year round use. Just a few steps to shopping, restaurants and transit-10minute walk to all. In suite storage & laundry. Gas fireplace included in maintenance fee. Building has exercise room, lounge, Guest suite(\$75) & welcoming lobby.Corridor Ocean view from spacious Balcony and Bedrooms.This is your New Home, call to view.