

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	35
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-2
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,533.11
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	413.82	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	015-688-721

<b>Style of Home:</b>	Ground Level Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	59
<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>	Baseboard,Electric,Natural Gas	<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>	No
<b>Floor Finish:</b>	Other	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Courtyard
<b>Mgmt. Company:</b>	MacDonald Commercial - 604-736-5611
<b>Complex / Subdiv:</b>	Southport
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 46 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW3170 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>	Bike Room,Club House,Elevator,Garden,Guest Suite,In Suite Laundry,Storage,Wheelchair Access
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Marina Nearby,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6 x 12'5	Main	Foyer	8'5 x 3'5
Main	Dining Room	9'11 x 8'10			
Main	Kitchen	10'5 x 9'6			
Main	Primary Bedroom	13' x 11'6			
Main	Bedroom	10'8 x 9'4			
Main	Walk-In Closet	7'2 x 6'			
Main	Laundry	5'3 x 5'1			

<b>Finished Floor (Main):</b>	1,044 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	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,044 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,044 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

BEAUTIFULLY RENOVATED! This 2 bdrm & 2 bath condo is a MUST SEE with all of its recent upgrades. Freshly painted with new trim and baseboards along with luxurious vinyl plank flooring throughout. Fully modernized kitchen includes white shaker cabinets, quartz countertops and stainless steel appliances. Main 4 pc washroom has been fully transformed. Spacious bdrms and open dining/living room with cozy gas fireplace. Featuring a private patio that looks onto a serene and beautifully manicured inner courtyard. Walking distance to quieter East Beach in White Rock with its popular restaurants and shops plus just minutes from the US Border and public transit. Storage locker and 1 parking spot but additional is available. Pets welcome & guest suite available. Call for your private showing today!