

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1975
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	49
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,059.74
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	587.83	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	001-317-237

<b>Style of Home:</b>	1 Storey	<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>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<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>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Tile,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Blueprint Strata Management - 604-200-1030
<b>Complex / Subdiv:</b>	The Rosewood
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 1, PLAN NWS393, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, 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>	Elevator,In Suite Laundry
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Security System,Smoke Alarm
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Smoking Restrictions
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'6 x 4'6	Main	Solarium	8'1 x 8'8
Main	Kitchen	12'0 x 7'7			
Main	Dining Room	8'7 x 10'1			
Main	Living Room	13'6 x 14'0			
Main	Primary Bedroom	10'9 x 14'10			
Main	Bedroom	9'9 x 13'7			
Main	Laundry	7'8 x 6'0			

<b>Finished Floor (Main):</b>	1,108 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	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>	1,108 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,108 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

WELCOME HOME to this delightful, well-appointed 2 bed, 2 bath CORNER, ground floor unit in The Rosewood, White Rock. Tastefully updated, this bright and spacious home with open living/dining includes vinyl plank flooring in entry, laundry room, kitchen & main bath; white kitchen with stainless steel appliances and quartz counters and more updates throughout. Large primary suite with 2 spacious closets and a 2nd large bedroom as well as a laundry/storage room with shelving off the front entry. Bonus enclosed sunroom with access to tiered garden. Included is an oversized storage locker, and 1 parking. Located with easy access to shopping, hospital, transit, eateries and more, call today and make this your new home!