

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1982
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	42
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CR-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,568.22
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	440.28	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	002-064-383

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 101
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Tile,Carpet	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	Yes : Semiahmoo Bay/White Rock
<b>Mgmt. Company:</b>	Crossroads Management - 778-578-4445
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 38, PLAN NWS1874, PART NE1/4, SECTION 10, 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,Exercise Centre,Garden,In Suite Laundry
<b>Site Influences:</b>	Adult Oriented,Central Location,Paved Road,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Water Treatment
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Not Allowed,Smoking Restrictions
<b>Listing Broker(s):</b>	eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'9 x 9'6			
Main	Dining Room	14'5 x 9'9			
Main	Living Room	16'10 x 14'7			
Main	Solarium	22'11 x 4'3			
Main	Primary Bedroom	11'1 x 17'0			
Main	Bedroom	9'1 x 12'7			
Main	Laundry	5'5 x 5'2			

<b>Finished Floor (Main):</b>	1,146 sqft	<b># Of Rooms:</b>	7	<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	No
<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>	1,146 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,146 sqft	<b># Of Pets:</b>	Cats: No, Dogs: No			

Beautiful Ocean Views from this Move-in Ready Concrete Home. 2 bedrooms + 2 full bathrooms. Hardwood flooring and completely renovated. Enclosed Sunroom with double-pane windows great for office/den/relaxing. In-suite laundry PLUS in-suite water filtration system. 1 Parking Stall/1 Storage Locker close to the elevator. Building amenities include a workshop, gym, library, games room, sauna and events room. Centrally Located in White Rock close to groceries, recreation, entertainment and transit. Proactive strata. Bonus enclosed Sunroom is an additional 104sqft.