

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1979
Frontage (ft):		Bathrooms:	2	Age:	45
Lot Area:		Full Baths:	1	Zoning:	RM-3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,268.78
Rear Yard Exp:		Maint. Fee:	499.19	For Tax Year:	2024
View:	No			P.I.D.:	001-771-264

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco,Wood	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	18 - Total Units in Strata: 18
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Fort Park Property Management - 604-447-7275
Complex / Subdiv:	Sir Philip
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 17, PLAN NWS1348, PART NW1/4, 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
Amenities:	Elevator,In Suite Laundry,Storage
Site Influences:	Central Location,Golf Course Nearby,Lane Access,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Intercom,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 8'4	Main	Foyer	4'5 x 5'4
Main	Dining Room	12'1 x 7'8	Main	Solarium	15'5 x 5'11
Main	Kitchen	8'8 x 8'2	Main	Storage	3'10 x 5'11
Main	Primary Bedroom	10'6 x 13'2			
Main	Walk-In Closet	6'11 x 5'			
Main	Bedroom	9'2 x 13'1			
Main	Laundry	7' x 5'2			

Finished Floor (Main):	872 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	872 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	872 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

White Rock City Centre Gem! This top-floor, 2 large bed/2 bath unit offers incredible peace & quiet. Boasting 872 SqFt of bright interior space, plus a 101 SqFt east-facing solarium for year-round enjoyment. Updated w/ laminate flooring, baseboards & paint. Features include a walk-in closet, spacious in-suite laundry, 1 u/g parking spot, large storage locker, & in-unit storage rm. Just steps to shopping, transit, hospital, White Rock beach, & more. Close to golf, aquatic center, marina, & highways to the CAN/US border. Maintenance fee covers heat & hot water. Pet-friendly (2 small dogs [14" at withers] or 2 cats OR 1 of each), & all ages welcome! Telus fiber available. Furnished photos in listing are virtually staged. OPEN HOUSE: SATURDAY, OCT 19, 2-4PM & SUNDAY, OCT 20, 2-4PM