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|-------------------------|----|--------------------|--------|----------------------------|-------------|
| 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 |

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|-------------------------|---|-------------------------|--------------------------------|
| 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 |

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|----------------------------|---|
| 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 | | | |

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|--------------------------------|----------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| 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 ensuite 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, September 28, 2-4PM & Sunday, September 29, 2-4PM