

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2013
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	11
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	CD23
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,280.98
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	344.20	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-026-067

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete,Glass	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	94
<b># of Fireplaces:</b>	0 - Fuel:	<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>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Ocean & Mountain Views
<b>Mgmt. Company:</b>	DWELL PROPERTY MANAGEMENT
<b>Complex / Subdiv:</b>	AVRA
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 43, PLAN EPS226, 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 V
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,In Suite Laundry,Recreation Center
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Microwave,Range Top,Refrigerator
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	9'8 x 9'10			
Main	Living Room	12'4 x 11'3			
Main	Dining Room	12'4 x 7'9			
Main	Kitchen	8'6 x 8'11			
Main	Foyer	4'1 x 4'3			

<b>Finished Floor (Main):</b>	652 sqft	<b># Of Rooms:</b>	5	<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	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	652 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	652 sqft	<b># Of Pets:</b>				

Welcome to Avra, a modern high-rise in the heart of White Rock with stunning views of Semiahmoo Bay. This home includes floor-to-ceiling windows, updated flooring, a fresh paint job, and a stylish kitchen with granite countertops and recessed lighting. The open layout flows to a spacious deck, perfect for enjoying the stunning ocean views. The building offers amenities like a fitness centre, recreation room, secure underground parking, and storage. Steps from White Rock Beach, Semiahmoo Mall, and more. Call today to set up a viewing!