

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	1985
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	39
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,562.09
<b>Rear Yard Exp:</b>	South	<b>Maint. Fee:</b>	307.42	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	002-146-215

<b>Style of Home:</b>	1 Storey,Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Fibre Cement Board	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	47 - Total Units in Strata: 47
<b># of Fireplaces:</b>	1 - Fuel: Electric	<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>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Peninsula Property Management - 604-385-2242
<b>Complex / Subdiv:</b>	Marine Court
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 29 OF SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW2317 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,Garden,In Suite Laundry,Storage
<b>Site Influences:</b>	Cul-de-Sac,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'0 x 6'11	Main	Foyer	6'2 x 2'11
Main	Living Room	11'4 x 11'4			
Main	Dining Room	11'5 x 11'1			
Main	Primary Bedroom	14'6 x 12'9			
Main	Utility	5'0 x 3'5			
Main	Laundry	5'0 x 3'1			
Main	Foyer	8'1 x 6'10			

<b>Finished Floor (Main):</b>	786 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			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	786 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	786 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Life by the beach! Rare one bedroom townhouse, beautifully renovated and move-in ready. Enjoy immaculate and spacious one-level living with high quality upgrades, incl. bleached oak solid hardwood floors, custom kitchen with quartz counters, marble backsplash, ample storage and new SS appliances, custom bathroom w heated floor, updated led lighting, plumbing and insulation, new washer and dryer, new paint & more. Bright and airy with large windows and generously sized rooms with space for house sized furniture. King sized primary bedroom. Step out onto sunny private patio or peaceful courtyard. Respected and fully rainscreened Marine Court is pet-friendly with no size restrictions. All ages welcome. Underground parking and storage. Pristine home for the serene beach lifestyle.