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|-------------------------|----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 2 | Approx. Year Built: | 1997 |
| Frontage (ft): | | Bathrooms: | 1 | Age: | 27 |
| Lot Area: | | Full Baths: | 1 | Zoning: | CD |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$0.00 |
| Rear Yard Exp: | | Maint. Fee: | 461.37 | For Tax Year: | 2024 |
| View: | No | | | P.I.D.: | 023-497-955 |

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|-------------------------|----------------------------|-------------------------|--------------------------------|
| Style of Home: | 1 Storey,Ground Level Unit | Parking: | Total: 1 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Mixed,Vinyl | Parking Access: | |
| Foundation: | | Parking: | Garage Underbuilding |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | 42 - Total Units in Strata: 42 |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Electric,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Balcony(s) | PAD Rental: | |
| Type of Roof: | Torch-On | Fixtures Leased: | No |
| Floor Finish: | Laminate | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | No |
| Mgmt. Company: | Leonis - 604-575-5474 |
| Complex / Subdiv: | |
| Services Connected: | Community,Electricity,Natural Gas |
| Legal: | STRATA LOT 9, PLAN LMS2495, PART SE1/4, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,AS APPROPRIATE |
| Amenities: | Bike Room,Elevator,Garden,In Suite Laundry |
| Site Influences: | Golf Course Dev.,Marina Nearby,Recreation Nearby,Shopping Nearby,Waterfront Property |
| Features: | Clothes Washer/Dryer,Dishwasher,Refrigerator,Smoke Alarm |
| Bylaw Restrict: | Pets Allowed w/Rest.,Rentals Allwd w/Restrctns |
| Listing Broker(s): | Hugh & McKinnon Realty Ltd. |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main | Living Room | 11' x 13' | | | |
| Main | Dining Room | 14'2 x 5'10 | | | |
| Main | Kitchen | 11'2 x 9' | | | |
| Main | Bedroom | 11'8 x 8'9 | | | |
| Main | Primary Bedroom | 13'9 x 9' | | | |
| Main | Walk-In Closet | 4'6 x 4'8 | | | |
| Main | Laundry | 5'5 x 4'2 | | | |

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|--------------------------------|----------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 880 sqft | # Of Rooms: | 7 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | Yes |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | | | |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 880 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | 100 | | | |
| Grand Total: | 880 sqft | # Of Pets: | 1 - Cats: Yes, Dogs: Yes | | | |

Hurry on this one. Fantastic location with just a one minute walk to White Rock beach and all the shops and restaurants along Marine Drive. This two bedroom 1 bath ground floor unit is bright and spacious with an open floor plan and all updated and ready to entertain your guests or relax and enjoy a quiet night at home. Features include newer pot lighting, laminate flooring, roller shades, sleek white kitchen cabinets with undermount lighting, quartz countertops, a master bedroom that fits a king bed comfortably, closet organizers, full size front loading washer/dryer, spa like ensuite, 2 year old roof on the building and much more. This one is a must see and won't last long