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|-------------------------|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | Bedrooms: | 1 | Approx. Year Built: | 1978 |
| Frontage (ft): | Bathrooms: | 1 | Age: | 46 |
| Lot Area: | Full Baths: | 1 | Zoning: | RM-3 |
| Flood Plain: | Half Baths: | 0 | Gross Taxes: | \$1,608.95 |
| Rear Yard Exp: | Maint. Fee: | 333.32 | For Tax Year: | 2024 |
| View: | Yes | | P.I.D.: | 000-652-148 |

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

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|----------------------------|---|
| View: | Yes : peek-a-boo ocean view |
| Mgmt. Company: | Peninsula Strata Management - 604-385-2242 |
| Complex / Subdiv: | The Kingfisher |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | STRATA LOT 24, PLAN NWS1069, PART NE1/4, SECTION 10, 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,Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW |
| Bylaw Restrict: | Pets Not Allowed,Rentals Allowed |
| Listing Broker(s): | Royal LePage - Wolstencroft |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main | Living Room | 11'10 x 8'6 | | | |
| Main | Dining Room | 11'10 x 7' | | | |
| Main | Kitchen | 8'6 x 8'4 | | | |
| Main | Primary Bedroom | 10'3 x 14'3 | | | |
| Main | Walk-In Closet | 6'9 x 3'10 | | | |
| Main | Laundry | 5'11 x 5' | | | |

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|--------------------------------|----------|-----------------------------------|------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 676 sqft | # Of Rooms: | 6 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | | | |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 676 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | |
| Grand Total: | 676 sqft | # Of Pets: | | | | |

Welcome home to the Kingfisher. This centrally located one bedroom has been fully updated within the last year. Laminate flooring throughout, baseboards and fresh paint. The kitchen has updated quartz counters, white shaker cabinets, tile backsplash, and stainless steel appliances. Newer vanity and vinyl tile flooring in the bathroom. In-suite laundry room with full size updated side by side w/d and additional cabinets. Large Primary bedroom with two closets (one a walk-in). Covered balcony offers a quiet exposure with peek-a-boo ocean view and additional storage room. One parking stall plus an extra large storage locker. No age restrictions and walking distance to all local White Rock amenities and shopping. Open House Sat. Nov 16, 12-2pm & Sun. Nov 17, 1-3pm.