

R2509096
Apartment/Condo

111 1341 GEORGE STREET
White Rock
White Rock
V4B 4A1

Residential Attached
\$294,900 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1981**
 Bedrooms: **1** Age: **39**
 Lot Area: Bathrooms: **1** Zoning: **MF**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,353.99**
 Rear Yard: Half Baths: **0** For Tax Year: **2019**
 Exp: Maint. Fee: **\$362.98** P.I.D.: **001-873-776**
 Mgmt. Co's Name: **Leonis Management**
 Mgmt. Co's Phone: **604-575-5476**
 View: **No**
 Complex / Subdiv: **Oceanview**
 Services Connected: **Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely**
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker: **No**
 Dist. to Transit: Dist to School Bus:
 Units in Development: **36**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Garbage Pickup**
 Legal: **ST LOT 35, SEC 11, TWP 1, NWD ST PLAN NW1662**
 Amenities: **Elevator, In Suite Laundry**
 Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 10'9"			x			x
Main	Kitchen	8' x 12'			x			x
Main	Dining Room	10'9" x 9'			x			x
Main	Master Bedroom	13'5" x 9'2"			x			x
Main	Den	9'8" x 12'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	825	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No
Finished Floor (Below):	0	Restricted Age:		19+	2			No
Finished Floor (Basement):	0	# of Pets: Cats: No Dogs: No			3			No
Finished Floor (Total):	825 sq. ft.	# or % of Rentals Allowed:			4			No
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions, Pets Not Allowed, Rentals Not Allowed			5			No
Grand Total:	825 sq. ft.	Basement: None			6			No
					7			No
					8			No

Listing Broker(s): **RE/MAX Little Oak Realty (Abbotsford)**

Great Location, close to everything but in the quiet oasis called Oceanview. Over the years this well cared for unit has had many upgrades from flooring, doors, baseboards and bathroom updates. Efficient kitchen with stainless steel appliances and walk in pantry. South facing unit is bright and airy with a large private balcony over looking the garden area. Close to shopping, transportation, parks, and only a 4 block walk to the beach. The building has a large roof top deck to enjoy the beautiful ocean view. Affordable living in White Rock, can't beat that.

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.