

**R2514906**  
Apartment/Condo

**201 1569 EVERALL STREET**

Residential Attached

White Rock  
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V4B 3T2



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1993**  
 Bedrooms: **2** Age: **27**  
 Lot Area Bathrooms: **2** Zoning: **MF**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,202.70**  
 Rear Yard Half Baths: **0** For Tax Year: **2020**  
 Exp: Maint. Fee: **\$405.26** P.I.D.: **017-805-678**  
 Mgmt. Co's Name: **Self managed**  
 View: **No**  
 Complex / Subdiv: **SEAWYND MANOR**  
 Services Connected: **Electricity,Natural Gas,Water**

Style of Home: <b>Corner Unit</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail.,Garage; Underground</b>
Exterior: <b>Stucco</b>	Locker: <b>Yes</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Transit: Dist to School Bus:
Rain Screen:	Units in Development: <b>20</b> Total Units in Strata: <b>20</b>
Renovations:	Title to Land: <b>Freehold Strata</b>
# of Fireplaces: <b>1</b>	Property Disc.: <b>Yes</b>
Fireplace Fuel: <b>Gas - Natural</b>	PAD Rental:
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>No</b>
Fuel/Heating: <b>Electric</b>	Fixtures Rmvd: <b>No</b>
Outdoor Area: <b>Balcony(s)</b>	Floor Finish: <b>Hardwood,Mixed</b>
Type of Roof: <b>Tar &amp; Gravel</b>	

Maint Fee Inc: **Cable/Satellite,Garbage Pickup,Gardening,Recreation Facility,Water**  
 Legal: **PL LMS407 LT 7 LD 36 SEC 10 TWP 1 PART NE 1/4**  
 Amenities: **Elevator,Garden,In Suite Laundry,Recreation Center,Storage,Wheelchair Access**  
 Site Influences: **Adult Oriented,Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW,Garage Door Opener,Smoke Alarm,Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 12'3			x			x
Main	Dining Room	12'10 x 9'0			x			x
Main	Master Bedroom	15'1 x 12'4			x			x
Main	Bedroom	13'3 x 10'0			x			x
Main	Den	12'5 x 8'8			x			x
Main	Conservatory	12'2 x 5'7			x			x
Main	Kitchen	10'7 x 8'7			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,331</b>	# of Rooms: <b>7</b> # of Kitchens: <b>1</b> # of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:	1	Main	4	Yes
Finished Floor (Below): <b>0</b>	Restricted Age: <b>55+</b>	2			No
Finished Floor (Basement): <b>0</b>	# of Pets: <b>1</b> Cats: <b>Yes</b> Dogs: <b>No</b>	3			No
Finished Floor (Total): <b>1,331 sq. ft.</b>	# or % of Rentals Allowed:	4			No
Unfinished Floor: <b>0</b>	Bylaw Restrict: <b>Age Restrictions,No Restrictions,Pets Allowed w/Rest.,Rentals Not Allowed</b>	5	Main	3	No
Grand Total: <b>1,331 sq. ft.</b>	Basement: <b>None</b>	6			No
		7			No
		8			No

Listing Broker(s): **eXp Realty (Branch)**

**Huge corner unit at the desirable SEAWYND MANOR, no need to downsize, with this 2 Bedrooms, & large den + BONUS: heated Solarium! the entire home as big as a house, perfect downsize with little need to compromise. This corner unit with over 1300 sq.ft is in a very well managed and well maintained complex, only 20 units. On a prime location, within walking distance to the Pool/Rec centre, Shopping, Restaurants, Banks & Coffee shops. Bus stop out front and just the right distance to the Peace Arch hospital. Very secure 55+ (spouse of owner can be under 55) building with key access elevator, 1 secure underground parking, 2 heated storage locker, in-suite laundry. Building has huge rec room with full kitchen, small gym plus a workshop. Maintenance incl basic cable and water. 1 cat allowed.**