## 1102 1455 GEORGE STREET WHITE ROCK

White Rock, V4B 0A9

Residential Attached \$1,235,000 (LP)

Apartment/Condo	White Rock, V4B 0A9					\$1,235,000 (LP)	
Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	lt: 2013	1	
Frontage (ft):		Bathrooms:	2	Age:	11		
Lot Area:		Full Baths:	2	Zoning:	CD		
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,49	97.91	
Rear Yard Exp:		Maint. Fee:	678.51	For Tax Year:	2023		
View:	Yes		010.01	P.I.D.:		026-229	
	100				020 (		
Style of Home:	Corner Unit		Parking:	Total: 2 - Covered:	: 2		
Construction:	Concrete		Covered Parking:	2			
Exterior:	Concrete		Parking Access:	Rear			
Foundation:			Parking:	Add. Parking Avail	I.,Garage; Underg	ground, Visitor Parking	
Rain Screen:	Full		Locker:	Yes			
Renovations:			Units in Dev:	94 - Total Units in	Strata: 94		
# of Fireplaces:	1 - Fuel: Gas - Natura	l	Distance to:				
Water Supply:	City/Municipal		Title to Land:	Freehold Strata			
Fuel/Heating:	Baseboard,Electric		Property Disc:	Yes			
Outdoor Area:	Balcony(s)		PAD Rental:				
Type of Roof:	Tar & Gravel		Fixtures Leased:	No			
Floor Finish:	Wall/Wall/Mixed		Fixtures Rmvd:	No			
View:	Yes : NorthShore Mtn	s, & part ocean					
View: Mgmt. Company:	Yes : NorthShore Mtn Dwell Property Mgt - 6						
Mgmt. Company:	Dwell Property Mgt - 6						
Mgmt. Company: Complex / Subdiv:	Dwell Property Mgt - 6 Electricity,Natural Gas ST LT 59 SEC 11 TW	604-821-2999			TH AN INTERES	T IN THE COMMON	
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Welcome to Avra – where condo living reaches its pinnacle! This open floor plan w/ floor-to-ceiling windows looks to the North Shore Mountains & provides an abundance of natural light. With over 1370 sq ft, this large condo boasts a generously sized, well equipped kitchen that's tailor-made for hosting large gatherings. Featuring a substantial granite island (seats 6), stainless steel Fisher Paykel appliances & pantry. The living room has a mounted fireplace & the large dining room can accommodate many guests. Primary bedroom is a sanctuary unto itself with a balcony that faces west w/ ocean views, a luxurious ensuite bathroom, extensive closet space and a convenient walk-in closet. Large 2nd bedroom offers views of Baker & a 2nd balcony. Pets ok.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.