

|                         |                    |        |                            |             |
|-------------------------|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> | <b>Bedrooms:</b>   | 2      | <b>Approx. Year Built:</b> | 1984        |
| <b>Frontage (ft):</b>   | <b>Bathrooms:</b>  | 2      | <b>Age:</b>                | 40          |
| <b>Lot Area:</b>        | <b>Full Baths:</b> | 2      | <b>Zoning:</b>             | MF          |
| <b>Flood Plain:</b>     | <b>Half Baths:</b> | 0      | <b>Gross Taxes:</b>        | \$2,225.91  |
| <b>Rear Yard Exp:</b>   | <b>Maint. Fee:</b> | 561.52 | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>            | No                 |        | <b>P.I.D.:</b>             | 000-562-386 |

|                         |                         |                         |                                     |
|-------------------------|-------------------------|-------------------------|-------------------------------------|
| <b>Style of Home:</b>   | Upper Unit              | <b>Parking:</b>         | Total: 1 - Covered: 1               |
| <b>Construction:</b>    | Frame - Wood            | <b>Covered Parking:</b> | 1                                   |
| <b>Exterior:</b>        | Vinyl,Wood              | <b>Parking Access:</b>  | Front                               |
| <b>Foundation:</b>      |                         | <b>Parking:</b>         | Garage; Underground,Visitor Parking |
| <b>Rain Screen:</b>     |                         | <b>Locker:</b>          | Yes                                 |
| <b>Renovations:</b>     | Completely              | <b>Units in Dev:</b>    | 63                                  |
| <b># of Fireplaces:</b> |                         | <b>Distance to:</b>     |                                     |
| <b>Water Supply:</b>    | City/Municipal          | <b>Title to Land:</b>   | Freehold Strata                     |
| <b>Fuel/Heating:</b>    | Baseboard,Electric      | <b>Property Disc:</b>   | Yes                                 |
| <b>Outdoor Area:</b>    | Balcony(s)              | <b>PAD Rental:</b>      |                                     |
| <b>Type of Roof:</b>    | Asphalt                 | <b>Fixtures Leased:</b> | No                                  |
| <b>Floor Finish:</b>    | Laminate,Vinyl/Linoleum | <b>Fixtures Rmvd:</b>   | Yes                                 |

|                            |   |
|----------------------------|---|
| <b>View:</b>               | No  |
| <b>Mgmt. Company:</b>      | Leonis Management - 604-575-5474  |
| <b>Complex / Subdiv:</b>   | Seapark   |
| <b>Services Connected:</b> | Electricity,Sanitary Sewer,Storm Sewer,Water  |
| <b>Legal:</b>              | STRATA LOT 43 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW2154 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 |
| <b>Amenities:</b>          | Elevator,Exercise Centre,In Suite Laundry,Sauna/Steam Room,Storage  |
| <b>Site Influences:</b>    | Central Location,Private Setting,Recreation Nearby,Shopping Nearby  |
| <b>Features:</b>           | ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave  |
| <b>Bylaw Restrict:</b>     | Pets Not Allowed,Rentals Allowed,Smoking Restrictions   |
| <b>Listing Broker(s):</b>  | Homelife Benchmark Realty (Langley) Corp.   |

| Floor | Type            | Dimensions  | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main  | Living Room     | 13'6 x 10'5 |       |      |            |
| Main  | Dining Room     | 13'6 x 10'5 |       |      |            |
| Main  | Kitchen         | 8'11 x 12'1 |       |      |            |
| Main  | Foyer           | 4'2 x 7'0   |       |      |            |
| Main  | Primary Bedroom | 11'5 x 15'  |       |      |            |
| Main  | Walk-In Closet  | 7'11 x 3'2  |       |      |            |
| Main  | Bedroom         | 9'9 x 12'6  |       |      |            |

|                                |            |                                   |      |                       |                    |                 |
|--------------------------------|------------|-----------------------------------|------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,027 sqft | <b># Of Rooms:</b>                | 7    | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 0 sqft     | <b># Of Kitchens:</b>             | 1    | Main                  | 3                  | No              |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>               | 1    | Main                  | 4                  | Yes             |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Crawl/Bsmt Height:</b>         |      |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 1,027 sqft | <b>Basement:</b>                  | None |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b># or % of Rentals Allowed:</b> |      |                       |                    |                 |
| <b>Grand Total:</b>            | 1,027 sqft | <b># Of Pets:</b>                 |      |                       |                    |                 |

Welcome to popular Seapark, located in a quiet area of White Rock surrounded by beautiful, manicured gardens, trees & ocean views. This immaculate, completely updated Condo is move in ready. Bright open floor plan, gorgeous new kitchen, extra-long quartz counters, bathrooms, new lighting fixtures & flooring. Spacious bdrms & two full bathrooms (4 pce Ensuite with Soaker tub). Lots of Storage, plus, in-suite S X S washer & dryer. Located on the quiet side of the building, backing onto a greenspace. Good sized, quiet private patio area. Enjoy the large common grounds, the sunny outdoor community patio area & lovely Ocean views. Property has recreation facilities, exercise room, Sauna/Steam room, games & meeting/party rooms. Great walk score, minutes to amenities. Open Sat April 27 2-4pm