

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	2	Age:	5
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,375.29
Rear Yard Exp:		Maint. Fee:	443.00	For Tax Year:	2023
View:	No			P.I.D.:	030-959-209

Style of Home:	Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Hugh & McKinnon - 604-531-1909
Complex / Subdiv:	BEACHBOROUGH
Services Connected:	Electricity,Natural Gas,Water
Legal:	STRATA LOT 26 SECTION 9 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS6101
Amenities:	Air Cond./Central,Bike Room,Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'			
Main	Dining Room	13' x 10'			
Main	Kitchen	9' x 9'6"			
Main	Primary Bedroom	15' x 11'			
Main	Bedroom	9' x 9'			

Finished Floor (Main):	866 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	866 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	866 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Beachborough! Luxury living in West White Rock. Spacious 2 Bed/2 Bath corner home with southwest exposure. Air conditioning in living area and master bedroom. Heated floors in ensuite. Bright Kitchen with quartz countertops and gas stove. Large oversized wrap-around deck. Lots of in-suite storage plus storage locker. 2 covered secure parking stalls. Great amenities include a car wash, bike room, gym and recreation room.