

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2004
Frontage (ft):		Bathrooms:	3	Age:	20
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,029.00
Rear Yard Exp:		Maint. Fee:	590.48	For Tax Year:	2023
View:	No			P.I.D.:	025-905-422

Style of Home:	2 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	9
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Blueprint Strata Management - 604-200-1030
Complex / Subdiv:	Nicole Place
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	PLAN BCS760, LOT 6, LD 36, SEC 10, T 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.
Amenities:	In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Wine Cooler
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Macdonald Realty (Surrey/152), Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 11'4	Below	Laundry	4' x 3'3
Main	Dining Room	16'7 x 8'			
Main	Kitchen	10'9 x 9'1			
Main	Den	10'7 x 7'4			
Below	Primary Bedroom	20' x 11'6			
Below	Bedroom	12'5 x 10'7			
Below	Foyer	7'1 x 3'3			

Finished Floor (Main):	581 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	684 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	2	No
Finished Floor (Total):	1,265 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,265 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

White Rock Townhouse! Rarely available 2 bed and den townhouse in the middle of town! Nice bright south facing open plan features updated kitchen, flooring, bathrooms, window coverings and more! Den on main floor set up with built ins for home office! 3 baths including ensuite and powder on main level! Situated on the back row of the complex for privacy, peace and quiet with huge outdoor patio! Thrift and Semiahmoo School catchments! Short flat walk to town centre, restaurants, and transit! Just down the road to the Beach!!! All ages welcome and one dog or cat allowed!