## **101 1447 BEST STREET WHITE ROCK**

White Rock, V4B 4E5

<b>Residential Attached</b>	
\$549,900 (LP)	

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1989
Frontage (ft):		Bathrooms:	2	Age:	35
ot Area:		Full Baths:	2	Zoning:	RM-2
lood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,143.29
Rear Yard Exp:	East	Maint. Fee:	510.35	For Tax Year:	2023
/iew:	No	Mann. 1 ee.	510.55	P.I.D.:	013-761-978
iew.	140			1	013-701-570
tyle of Home:	Ground Level Unit,Rar	ncher/Bungalow	Parking:	Total: 1 - Covered: 1	
Construction:	Frame - Wood		Covered Parking:	1	
Exterior:	Stucco		Parking Access:	Lane	
oundation:			Parking:	Garage Underbuilding	I
Rain Screen:			Locker:	Yes	
Renovations:			Units in Dev:	26	
t of Fireplaces:	1 - Fuel: Gas - Natural		Distance to:		
Vater Supply:	City/Municipal		Title to Land:	Freehold Strata	
Fuel/Heating:	Baseboard,Electric		Property Disc:	Yes	
Outdoor Area:	Patio(s)		PAD Rental:		
Type of Roof:	Tile - Concrete, Torch-	On	Fixtures Leased:	No	
Floor Finish:			Fixtures Rmvd:	No	
-	No Peninsula Property Ma	anagement - 604-536-0220			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Peninsula Property Ma Monticello Place Electricity,Natural Gas STRATA LOT 1, PLAN	,Sanitary Sewer,Storm Sewer,W NWS2974, SECTION 11, TOW IE UNIT ENTITLEMENT OF TH	later NSHIP 1, NWLD, TOGETHER WIT E STRATA LOT AS SHOWN ON FO		COMMON PROPERTY IN
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Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): loor Jain	Peninsula Property Ma Monticello Place Electricity,Natural Gas STRATA LOT 1, PLAN PROPORTION TO TH Elevator,Garden,In Su Adult Oriented,Centra ClthWsh/Dryr/Frdg/St Age Restrictions,Pets Engel & Volkers Vanco	,Sanitary Sewer,Storm Sewer,W NWS2974, SECTION 11, TOW IE UNIT ENTITLEMENT OF TH ite Laundry,Storage I Location,Recreation Nearby,Sf ve/DW Allowed w/Rest.,Rentals Allowe puver (Branch), Engel & Volkers Dimensions 13'9 x 13' 13'8 x 8'	NSHIP 1, NWLD, TOGETHER WIT E STRATA LOT AS SHOWN ON FO nopping Nearby rd Vancouver (Branch) Floor	ORM 1	Dimensions
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Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main Main Main Main Main Main	Peninsula Property Ma Monticello Place Electricity,Natural Gas STRATA LOT 1, PLAN PROPORTION TO TH Elevator,Garden,In Su Adult Oriented,Centra ClthWsh/Dryr/Frdg/St Age Restrictions,Pets Engel & Volkers Vance <b>Type</b> Living Room Dining Room Kitchen Nook Primary Bedroom Bedroom Laundry	A Sanitary Sewer, Storm Sewer, W NWS2974, SECTION 11, TOW IE UNIT ENTITLEMENT OF TH ite Laundry, Storage I Location, Recreation Nearby, Sh ve/DW Allowed w/Rest., Rentals Allowed buver (Branch), Engel & Volkers Dimensions 13'9 x 13' 13'8 x 8' 8'4 x 8' 8'4 x 8' 8'4 x 6'4 13'9 x 10'10 11'5 x 8'10 7'11 x 5'7	NSHIP 1, NWLD, TOGETHER WIT E STRATA LOT AS SHOWN ON FO nopping Nearby rd Vancouver (Branch) Floor Main	DRM 1 <b>Type</b> Foyer	<b>Dimensions</b> 7'9 x 4'2
Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s): loor lain lain lain lain lain lain lain	Peninsula Property Ma Monticello Place Electricity,Natural Gas STRATA LOT 1, PLAN PROPORTION TO TH Elevator,Garden,In Su Adult Oriented,Centra ClthWsh/Dryr/Frdg/St Age Restrictions,Pets Engel & Volkers Vance <b>Type</b> Living Room Dining Room Kitchen Nook Primary Bedroom Bedroom Laundry 1,050 sqft	A,Sanitary Sewer,Storm Sewer,W NWS2974, SECTION 11, TOW E UNIT ENTITLEMENT OF TH ite Laundry,Storage I Location,Recreation Nearby,Sf ve/DW Allowed w/Rest.,Rentals Allowed buver (Branch), Engel & Volkers Dimensions 13'9 x 13' 13'8 x 8' 8'4 x 8' 8'4 x 8' 8'4 x 6'4 13'9 x 10'10 11'5 x 8'10 7'11 x 5'7 # Of Rooms:	NSHIP 1, NWLD, TOGETHER WIT E STRATA LOT AS SHOWN ON FO hopping Nearby d Vancouver (Branch) Floor Main	DRM 1 Type Foyer Bathroom Floor #	Dimensions 7'9 x 4'2 of Pieces Ensuite?
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Peninsula Property Ma Monticello Place Electricity,Natural Gas STRATA LOT 1, PLAN PROPORTION TO TH Elevator,Garden,In Su Adult Oriented,Centra CithWsh/Dryr/Frdg/St Age Restrictions,Pets Engel & Volkers Vance Living Room Dining Room Dining Room Kitchen Nook Primary Bedroom Bedroom Laundry 1,050 sqft 0 sqft 0 sqft 1,050 sqft	Sanitary Sewer,Storm Sewer,W NWS2974, SECTION 11, TOW IE UNIT ENTITLEMENT OF TH ite Laundry,Storage I Location,Recreation Nearby,Sf ve/DW Allowed w/Rest.,Rentals Allowe buver (Branch), Engel & Volkers Dimensions 13'9 x 13' 13'8 x 8' 8'4 x 8' 8'4 x 8' 8'4 x 8' 8'4 x 6'4 13'9 x 10'10 11'5 x 8'10 7'11 x 5'7 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height: Basement:	NSHIP 1, NWLD, TOGETHER WIT E STRATA LOT AS SHOWN ON FO hopping Nearby d Vancouver (Branch) Floor Main 8 1 1 1 None	DRM 1 Type Foyer Bathroom Floor # Main 4	Dimensions 7'9 x 4'2 of Pieces Ensuite? No
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Monticello Place! Welcome to your tranquil oasis nestled in the heart of White Rock. This two bedroom two bathroom ground floor garden patio condo offers a perfect blend of urban convenience and serene outdoor space. You will love the open living and dining area with gas fireplace and pleasant outlook. The kitchen boasts a pantry and nook. The large primary bedroom has plenty of room for house size furniture and has a beautiful view of the red maple leaves. Wonderful walk out private garden patio perfect for relaxing. Enclosed sunroom. Full laundry room. One storage locker & one parking space. Short flat walk to all amenities, public transportation, shops, restaurants and playhouse theatre. Steps to Peace Arch hospital. A wonderful place to call home!

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