

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1989
Frontage (ft):		Bathrooms:	2	Age:	35
Lot Area:		Full Baths:	2	Zoning:	RM-2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,143.29
Rear Yard Exp:	East	Maint. Fee:	510.35	For Tax Year:	2023
View:	No			P.I.D.:	013-761-978

Style of Home:	Ground Level Unit,Rancher/Bungalow	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	Lane
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	26
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water 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

View:	No
Mgmt. Company:	Peninsula Property Management - 604-536-0220
Complex / Subdiv:	Monticello Place
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 1, PLAN NWS2974, SECTION 11, TOWNSHIP 1, NWLD, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,Garden,In Suite Laundry,Storage
Site Influences:	Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Engel & Volkers Vancouver (Branch), Engel & Volkers Vancouver (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 13'	Main	Foyer	7'9 x 4'2
Main	Dining Room	13'8 x 8'			
Main	Kitchen	8'4 x 8'			
Main	Nook	8'4 x 6'4			
Main	Primary Bedroom	13'9 x 10'10			
Main	Bedroom	11'5 x 8'10			
Main	Laundry	7'11 x 5'7			

Finished Floor (Main):	1,050 sqft	# Of Rooms:	8	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 (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,050 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,050 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No			

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!