

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1996
Frontage (ft):	Bathrooms:	2	Age:	28
Lot Area:	Full Baths:	2	Zoning:	CDZ
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,245.33
Rear Yard Exp:	Maint. Fee:	577.87	For Tax Year:	2023
View:	No		P.I.D.:	023-478-519

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	32 - Total Units in Strata: 32
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	Peninsula Strata Management - 604-385-2242
Complex / Subdiv:	Sterling Place
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 15, PLAN LMS2471, SECTION 14, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'11 x 6'0			
Main	Laundry	4'8 x 7'6			
Main	Bedroom	10'0 x 10'9			
Main	Kitchen	9'1 x 13'10			
Main	Dining Room	9'2 x 10'10			
Main	Living Room	15'1 x 22'7			
Main	Primary Bedroom	14'6 x 12'6			

Finished Floor (Main):	1,226 sqft	# Of Rooms:	7	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):	1,226 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,226 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

STERLING PLACE - Step into this exquisite 2 bed 2 bath condo, boasting a modern open layout with bedrooms on opposite sides for privacy. Enjoy the warmth of in-floor radiant heating, elegant hardwood floors, a charming gas fireplace and oversized windows that flood the space in natural light. The kitchen is a chef's delight with its newer stainless steel appliances, quartz countertops, updated cabinetry and access to a quiet deck that's perfect for BBQs or your morning coffee. The primary bedroom features dual closets and an updated ensuite with a walk-in shower. Located in the heart of South Surrey/White Rock, you're just steps away from schools, dining, shopping, parks, gyms and transit. Don't miss out on this one!