









Presented by:
Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-830-7458
www.whiterocklifestyles.com
bcline@shaw.ca



Active
R2082110
Board: F
Apartment/Condo

204 15041 PROSPECT AVENUE

South Surrey White Rock
White Rock
V4B 2B5

Residential Attached

\$459,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$499,000**
Meas. Type: Frontage (metres): Approx. Year Built: **1974**
Depth / Size (ft.): Bedrooms: **2** Age: **42**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM-2**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,924.04**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**
Exposure: Maint. Fee: **\$326.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **001-309-781**
Mgmt. Co's Name: **Self-Managed** Tour: **Virtual Tour URL**
Mgmt. Co's Phone:
View: **Yes: Pacific Ocean direct South**
Complex / Subdiv: **Sea Vista**
Services Connected: **Community, Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **Corner Unit, End Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding**
Locker: **Y**
Dist. to Public Transit:
Units in Development: **15** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata: **15**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management**
Legal: **PL NWS367 LT 9 SEC 10 TWP 1 PART NE 1/4, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT SHOWN FORM 1**
Amenities: **Elevator, In Suite Laundry, Recreation Center, Storage, Wheelchair Access**

Site Influences: **Adult Oriented, Central Location, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	13'4 x 11'2			x			x
Main	Bedroom	11'2 x 10'10			x			x
Main	Kitchen	10' x 8'5			x			x
Main	Dining Room	10'6 x 8'11			x			x
Main	Living Room	20'11 x 14'4			x			x
Main	Patio	18' x 4'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,130	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age: OTHER			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: N	Dogs: N	3				Pool:
Finished Floor (Total):	1,130 sq. ft.	# or % of Rentals Allowed: 0			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions, Pets Not Allowed, Rentals Not Allowed			5				Door Height:
Grand Total:	1,130 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

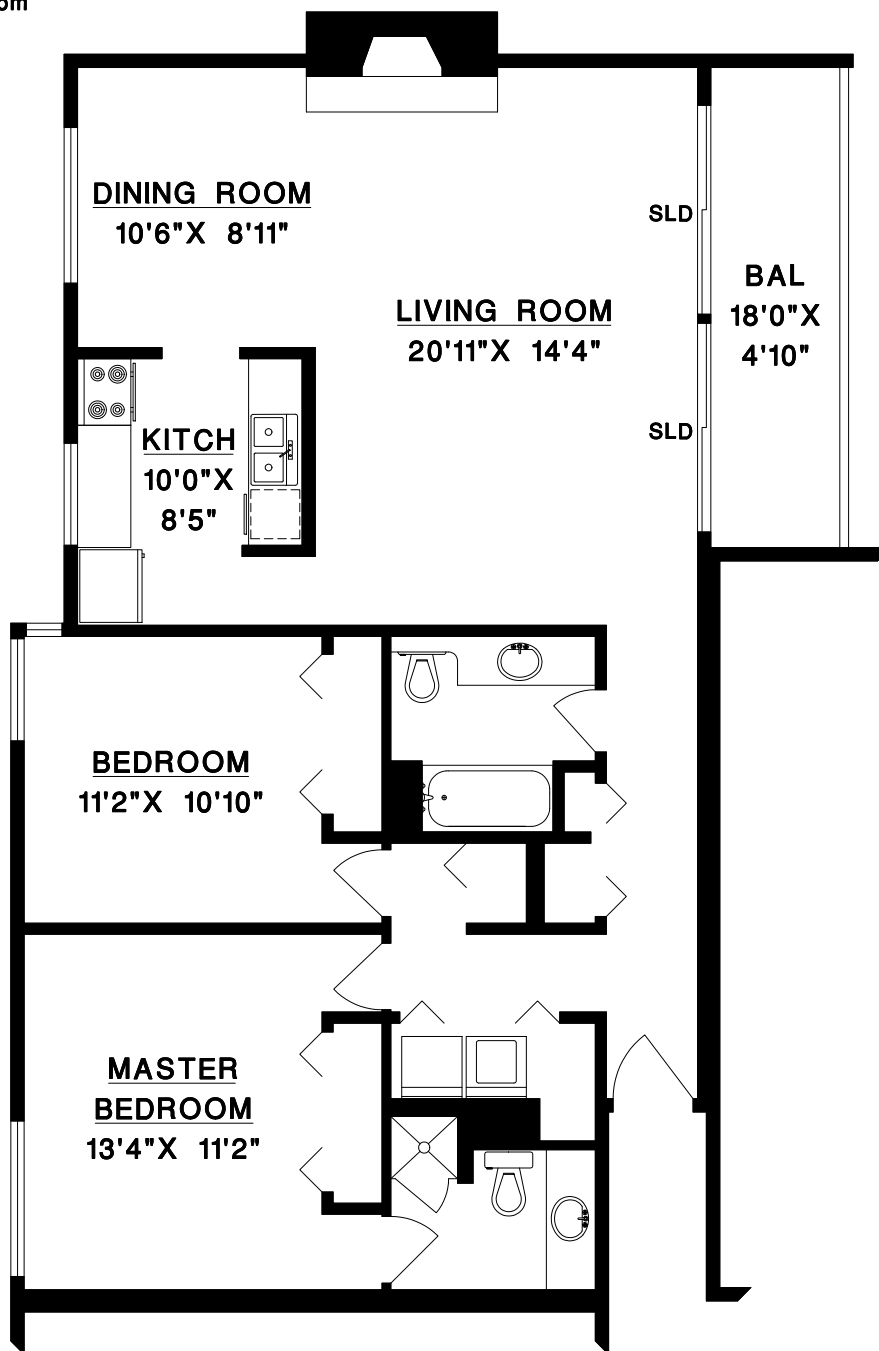
Excellent ocean views from this immaculate & stylish updated corner end unit with South/East exposure. 1,130 sqft 2 bed/2 bath. Living room with H/E natural gas fireplace included in maintenance fee, wall-to-wall ocean view slider door/windows in both dining & living room. BBQ's permitted on balcony. Condo features new flooring & lighting, both bathrooms with updated fixtures, open kitchen with s/s appliance package and updated surfaces & back splash. Full size laundry for your convenience. Very quiet street with ample parking. Sidewalk walk to grocery shopping, shops, transit or down to White Rock Beach. Well managed boutique building with community room, secured parking for 1 car & storage locker on main level. No pets/rentals and 25+ age restriction. Strata fee \$326.

BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com



MAIN FLOOR	1130 SQ.FT.
FINISHED AREA	1130 SQ.FT.

BALCONY **87 SQ.FT.**

Measurements taken to
the center of all walls.



DRAWN BY: CN
DATE: JUNE 2018
REVISED:

MEASURE MASTERS
SURREY/WHITE ROCK
(604) 539-0285
surrey@measuremasters.ca



Strata Property Act

Form B

INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan NW 367 [the
registration number of the strata plan] certify that the information contained in this
certificate with respect to Strata Lot 9 [strata lot number as shown on strata
plan] is correct as of the date of this certificate.

[Attach a separate sheet if the space on this form is insufficient].

- (a) Monthly strata fees payable by the owner of the strata lot described above \$ 345.50
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*) \$ Ø
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?
☒ no ☐ yes [attach copy of all agreements]
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved. The payment is to be made by June 30, 2016, July 30, 2016, August 30, 2016 [month day, year]. 3 payments of 334.50
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year \$ Ø
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$ 34 846.07
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?

☐ no ☒ yes *[attach copy of all amendments]*

- (h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?

☒ no ☐ yes *[attach copy of all resolutions]*

- (i) Has notice been given for any resolutions, requiring a 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?

☒ no ☐ yes *[attach copy of all notices]*

- (j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the strata corporation?

☒ no ☐ yes *[attach details]*

- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?

☒ no ☐ yes *[attach copies of all notices or work orders]*

- (l) Number of strata lots in the strata plan that are rented~~0~~.....

Are there any parking stall(s) allocated to the strata lot?

- (m) ☐ no ☒ yes

(i) If no, complete the following by checking the correct box

☐ No parking stall is available

☐ No parking stall is allocated to the strata lot but parking stall(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.

☐ Parking stall(s) number(s).....is/are part of the strata lot

☐ Parking stall(s) number(s)is/are separate strata lot(s) or parts of a strata lot.....[strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot]

☐ Parking stall(s) number(s) is/are limited common property

☒ Parking stall(s) number(s)11..... is/are common property

(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

☐ Parking stall(s) number(s) is/are allocated with strata council approval*

☐ Parking stall(s) number(s) is/are allocated with strata council approval and rented at \$..... per month*

☒ Parking stall(s) number(s) 11 may have been allocated by owner developer assignment

Details:

.....
.....
.....
[Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

***Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

Are there any storage locker(s) allocated to the strata lot?

(n)

☐ no ☒ yes

(i) If no, complete the following by checking the correct box

☐ No storage locker is available

☐ No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.

☐ Storage locker(s) number(s) is/are part of the strata lot

☐ Storage locker(s) number(s) is/are separate strata lot(s) or part(s) of a separate strata lot..... [strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]

☐ Storage locker(s) number(s) is/are limited common property

☒ Storage locker(s) number(s) 2 is/are common property

(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

☐ Storage locker(s) number(s) is/are allocated with strata council approval*

☐ Storage locker(s) number(s) is/are allocated with strata council approval and rented at \$..... per month*

☒ Storage locker(s) number(s) ² may have been allocated by owner developer assignment

Details:

.....
.....
.....
[Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

***Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

Required Attachments: In addition to attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to this Information Certificate:

- ☐ The rules of the strata corporation;
- ☒ The current budget of the strata corporation;
- ☐ The owner developer's Rental Disclosure Statement under section 139, if any; and
- ☒ The most recent depreciation report, if any, obtained by the strata corporation under section 94.

Date: June 20, 2016 [month day, year].

.....
T. Henderson
Signature of Council Member

.....
S.V. Clark
Signature of Second Council Member (not required if council consists of only one member)

OR

.....
Signature of Strata Manager, if authorized by strata corporation.

Division 1 Section 11(i)

Owners who wish to replace the glass in the windows in their strata lot, without compensation, may do so, with strata council's written approval. Only approved companies may be used.

Division 1 Section 7 Subsection 17

Food smokers are prohibited on Sea Vista Strata Property.

Division 1 Section 7 Subsection 18

No recycling, organic waste or garbage may be stored on balconies or decks.

Sea Vista Strata

To: June 20, 2016

Statement of Income and Expenses

Operating Account:

Income:

Interest on Chequing Account	\$ 22.38
Other Income	
(Document Preparation)	345.25
*Strata Fees	<u>33,000.00</u>
Total Income	\$ <u>33,367.63</u>

Expenses:

Building	\$ 819.59
Cleaning Services	1,404.85
Elevator	1,854.53
Fire Safety	566.40
Garbage & Recycling	1,895.92
Garden	146.20
Garden (River Rock Landscaping)	1,320.00
Insurance	8,398.40
Interest/Insurance	225.50
Legal	589.34
Office Expenses	333.57
Electricity	1,862.02
Gas	3,167.69
Water	<u>868.80</u>
Total Expenses	\$ <u>23,452.81</u>

Interest Income Other Sources:

CRF Chequing	\$ 13.84
CRF GICs	155.07
Special Levy Chequing	<u>1.59</u>
Total Interest Income Other Sources	\$ <u>170.50</u>

* One owner has paid full year's fees.

**Sea Vista Strata Plan NW 367
Budget for 2016**

	2016 Budget
INCOME:	
Strata Fees	61974.00
Interest	50.00
Other Income	200.00
TOTAL INCOME	62224.00
OPERATING EX:	
Utilities Hydro	5000.00
Gas	10000.00
Water	2000.00
Cleaning	3400.00
Gardening River Rock	4000.00
Other	2000.00
Elevator	3500.00
Building	7000.00
Fire Safety	1000.00
Fire Safety Upgrades	0.00
MISC. OPERATING EX:	
Mem.Fees	
Office	
Stamps	
Paper	
Copies etc.	
Workshops	
Bank Charges	
TOTAL	700.00
Legal Fees	00.00
Insurance	13032.00
Int to Finance Ins	405.94
Window Cleaning	800.00
Window Replacement	1000.00
Consultation Fees	00.00
Garbage & Recycling	3200.00
TOTAL	57037.94
CRF:	5000.00

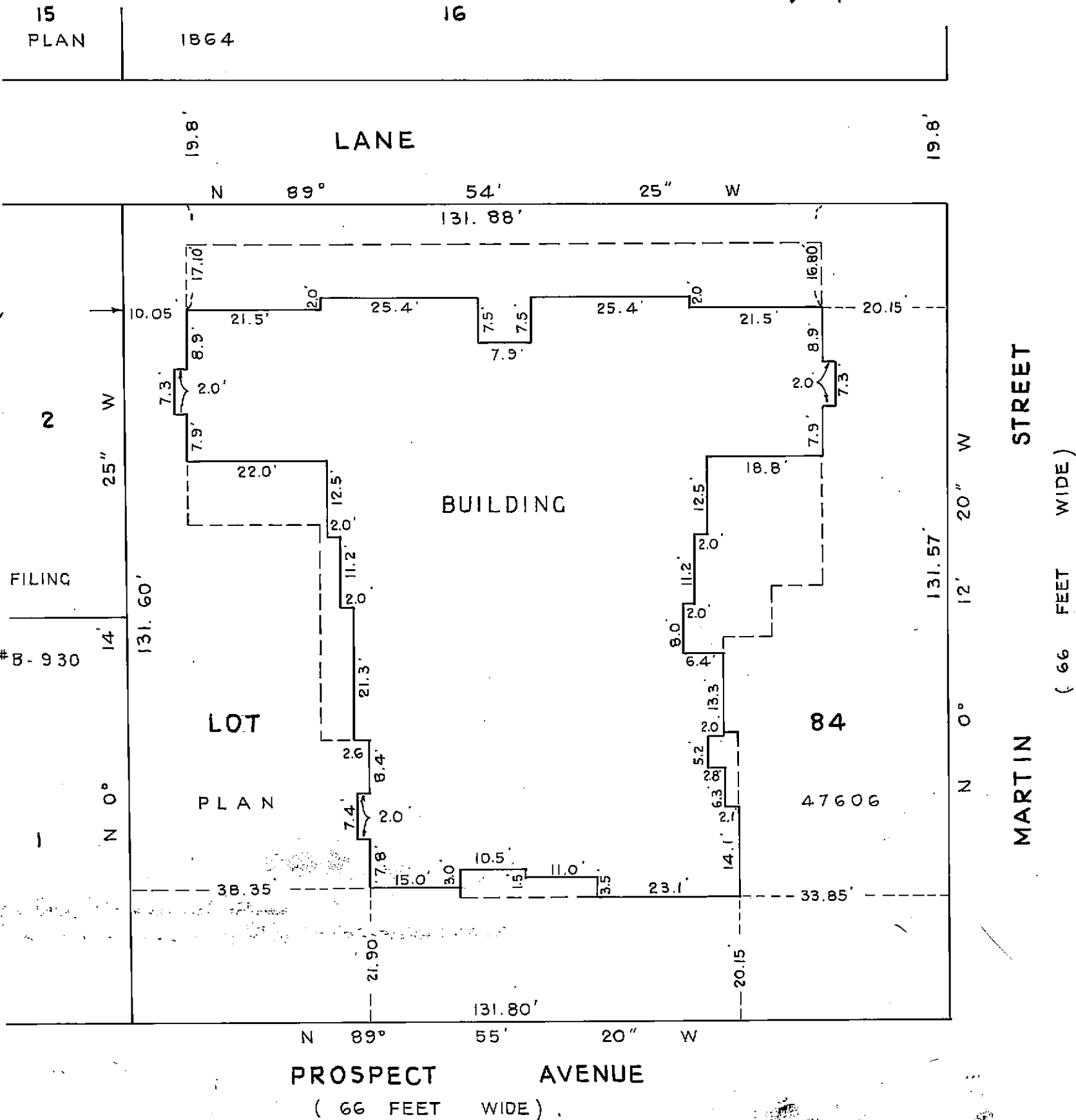
STRATA PLAN OF LOT 84 OF
THE NORTH EAST QUARTER OF
SECTION 10, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT,
ACCORDING TO PLAN 47606,
CITY OF WHITE ROCK.

SCALE: 1 INCH = 20 FEET

STRATA PLAN NW 367
Ref. L 2749E

Deposited and registered in
the Land Registry Office
at New Westminster, B.C.
This 24th day of July, 1975

R. B. B. B. B. B.
Deputy Registrar



FOR POSTAL ADDRESSES OF STRATA LOTS
SEE SHEETS 5, 6 AND 7. ALL ADDRESS
NUMBERS TO BE FOLLOWED BY:-
15041 PROSPECT AVENUE
WHITE ROCK, B.C.

THE ADDRESS FOR SERVICE OF DOCUMENTS
ON THE STRATA CORPORATION IS:

THE OWNERS, STRATA PLAN N.W. 367
3820 - 224TH STREET,
R.R. 1 LANGLEY, B.C.

LEGEND & NOTES

© DENOTES COMMON PROPERTY
SQ. FT. DENOTES SQUARE FEET.
S.L. DENOTES STRATA LOT
ALL PATIOS AND BALCONIES ARE
COMMON PROPERTY.
STRATA LOT DIMENSIONS ARE TO
CENTRE LINE OF INTERIOR WALLS AND TO
INSIDE OF FACING OF EXTERIOR WALLS OF
BUILDING.

I, R. T. REDFERN, of Langley, B.C.,
British Columbia Land Surveyor, hereby
certify that the building erected on
the parcel described above is wholly
within the external boundaries of that
parcel.
Dated at Langley, B.C.
This 20 day of MAY, 1975.

R. T. Redfern B.C.L.S.

THOMSON ASSOCIATES,
20434 DOUGLAS CRESCENT,
LANGLEY, B.C. V3A 4B4

STRATA PLAN NW 367
Ref. L2749E

STRATA TITLES ACT.

LOT NO	SHEET NO	FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NO. OF VOTES
1	5	2034	2025	
2	5	1949	1949	
3	5	2006	1949	
4	5	2006	1873	
5	5	2005	1873	
6	6	2034	2054	
7	6	1949	2009	
8	6	2006	2009	
9	6	2006	1964	
10	6	2005	1964	
11	7	2034	2085	
12	7	1949	2069	
13	7	2006	2069	
14	7	2006	2054	
15	7	2005	2054	
AGGREGATE		30,000	30,000	

STATUTORY DECLARATION.

I We the undersigned do solemnly declare that
~~I AM THE TREASURER OF THE~~
1) ~~We the undersigned are the owner-developer~~
~~AND AM AUTHORIZED TO MAKE THIS DECLARATION~~
2) The strata plan is entirely for residential use.

I We make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

CORPORATION
THE McCANN J. FORD FOUNDATION.

TREASURER

SURREY
Declared before me at Langley
in the Province of British Columbia
This 28 day of March, 1975

Ronald A. McKinnon
A Notary Public in and for the Province of British Columbia.

THE BANK OF MONTREAL BY ITS ATTORNEYS
IN FACT

CREDIT MANAGER
ASSISTANT CREDIT MANAGER

Approved
W. R. Wellings
Manager

ACCEPTED AS TO FORMS 1, 2 AND 3.

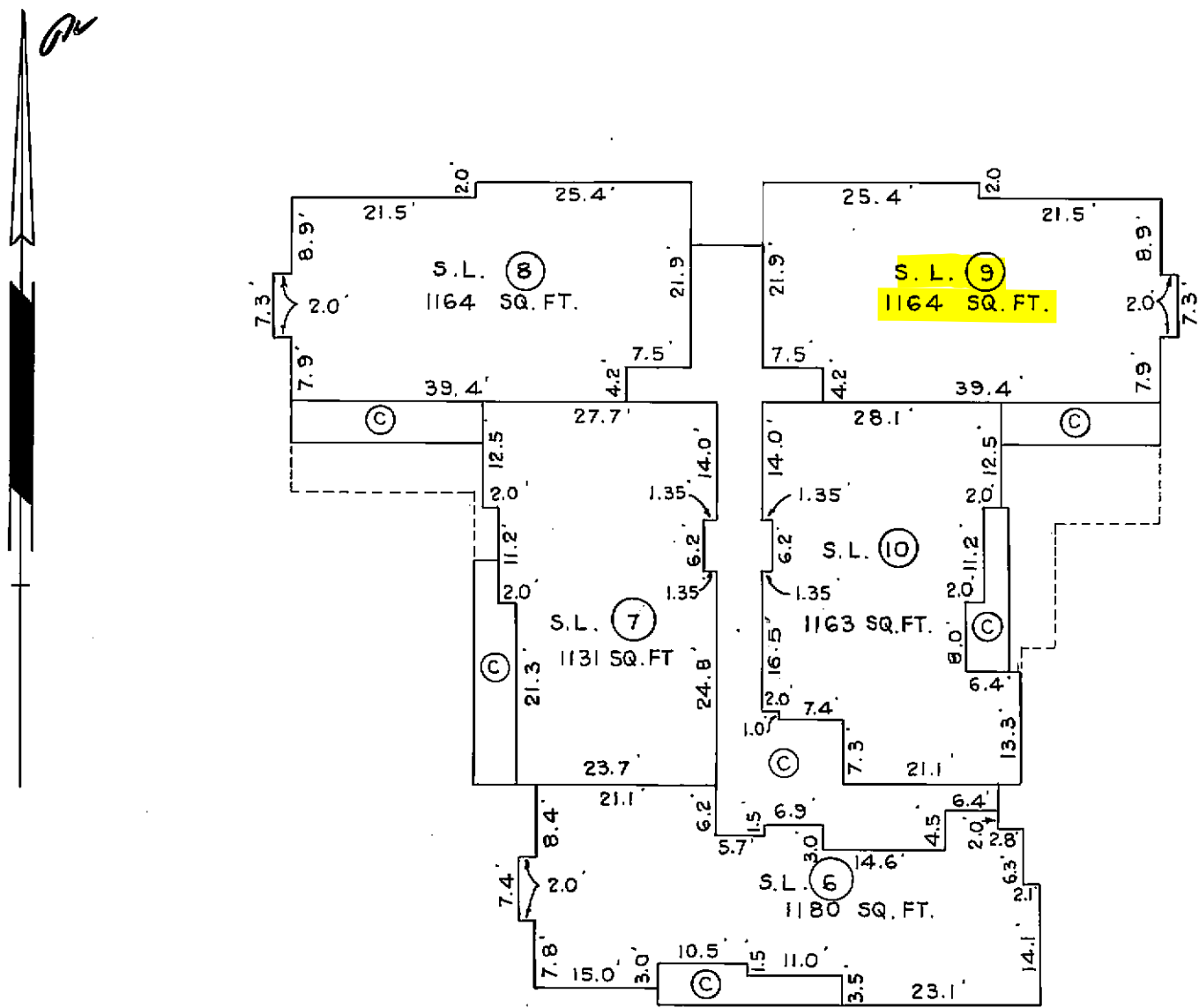
Superintendent of Insurance
DATED THIS 29th DAY OF May 1975.

*Clarify so
that P.A's can
be identified*

STRATA PLAN NW 367
Ref. L2749E

SECOND FLOOR

SCALE : 1 INCH = 20 FEET.



POSTAL ADDRESSES

- S.L. ⑥ # 201
- S.L. ⑦ # 203
- S.L. ⑧ # 205
- S.L. ⑨ # 204
- S.L. ⑩ # 202

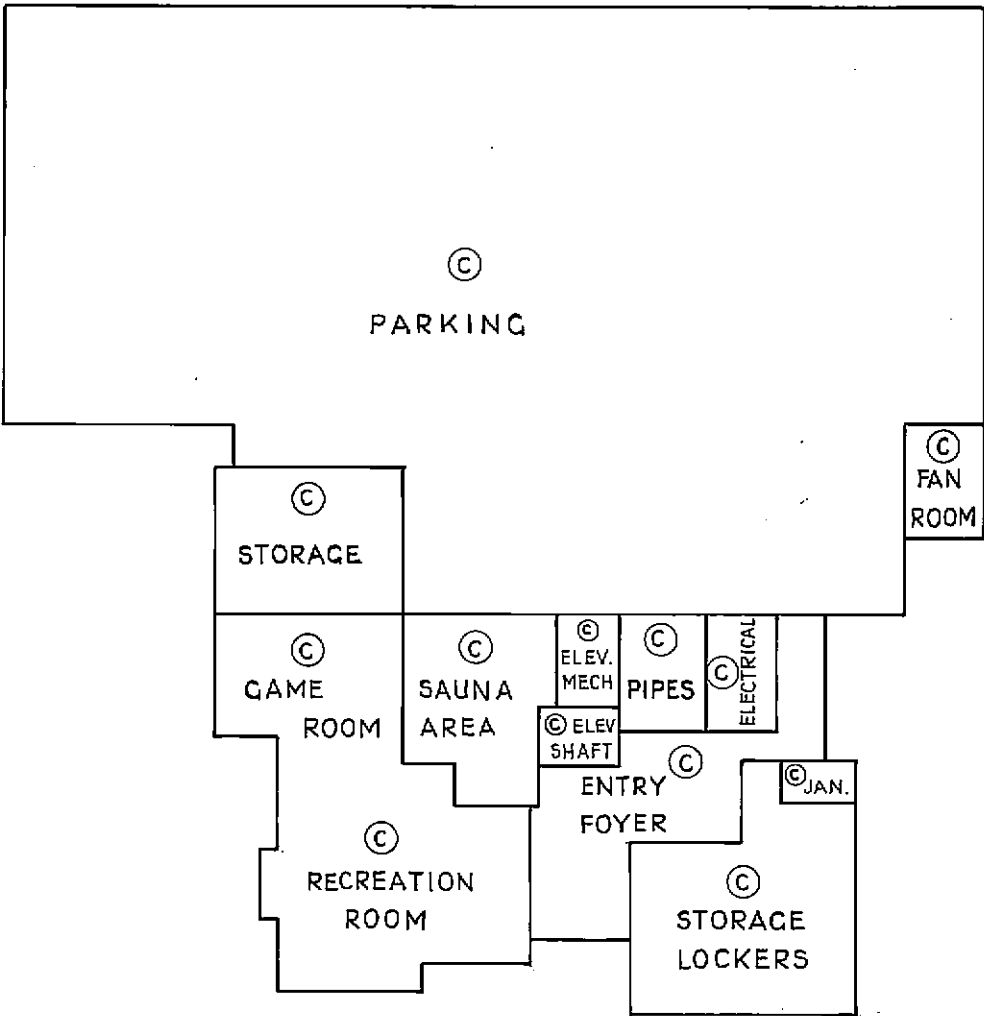
THOMSON ASSOCIATES,
20434 DOUGLAS CRESCENT,
LANGLEY, B.C. V3A 4B4

B.T.R. MAY 20, 1975

STRATA PLAN NW 367
Ref. L 2749E

BASEMENT FLOOR PLAN

SCALE: - 1 INCH = 20 FEET.



NOTE: - ALL COMMON PROPERTY.

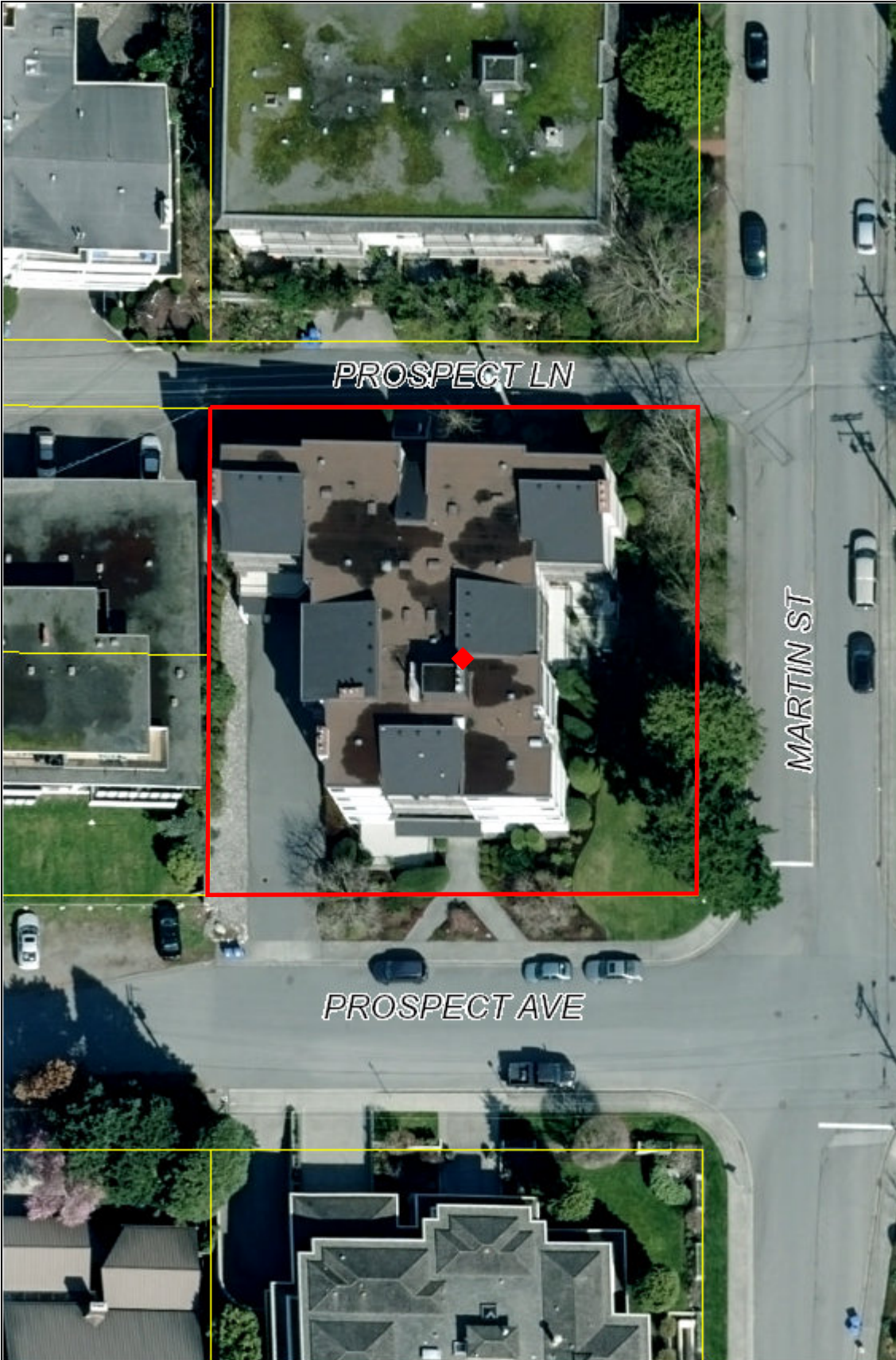
THOMSON ASSOCIATES,
20434 DOUGLAS CRESCENT,
LANGLEY, B. C. V3A 4B4

B.T.R. MAY 20, 1975




W R O M S

City of White Rock Mapping Online System



Legend

Address Points

 Lots (yellow)

15041 Prospect Avenue

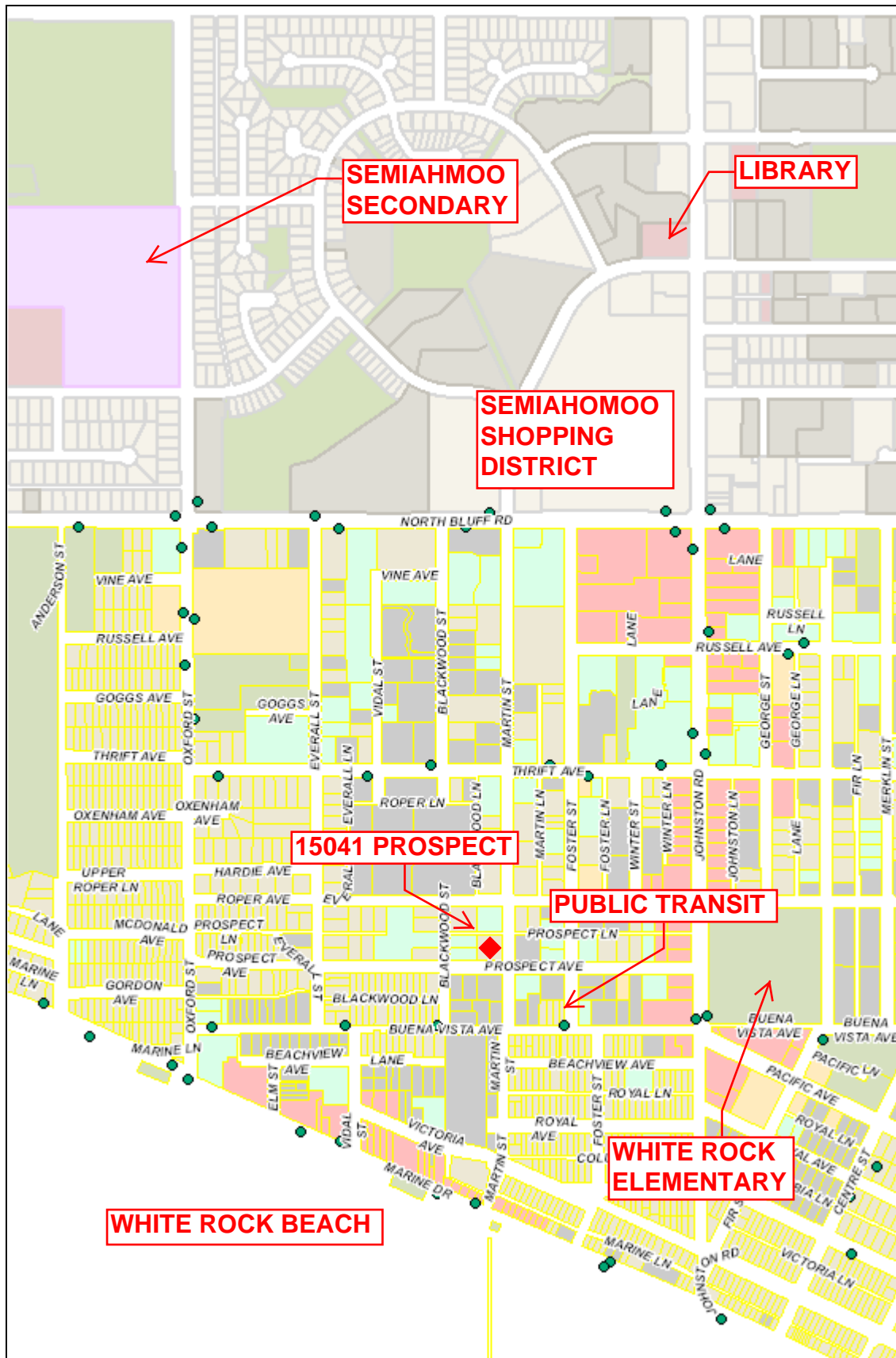
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Scale: 1:500

Map created on:
21/10/2015





Legend

- Bus Stops
- Lots (yellow)
- Residential
- Multi-Family
- Commercial/Residential
- Comprehensive Development
- Institutional
- Park/Open Space

15041 Prospect Avenue



North Bluff Rd./ 16th Ave.



Legend

- Legend:

 - City Limits
 - Parks
 - Walkways
 - Streets
 - Heritage Marker
 - Trails



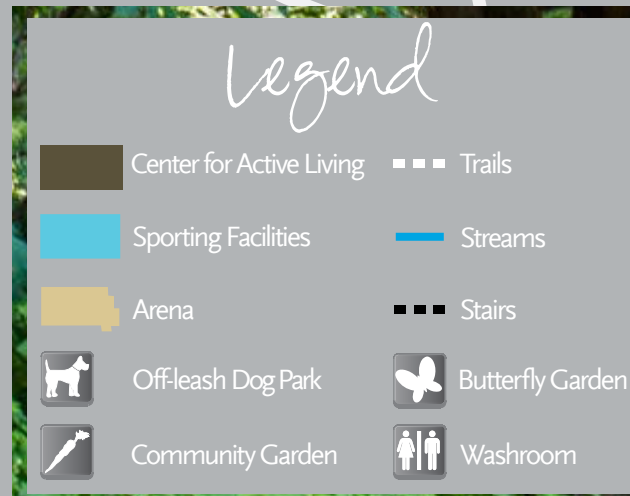
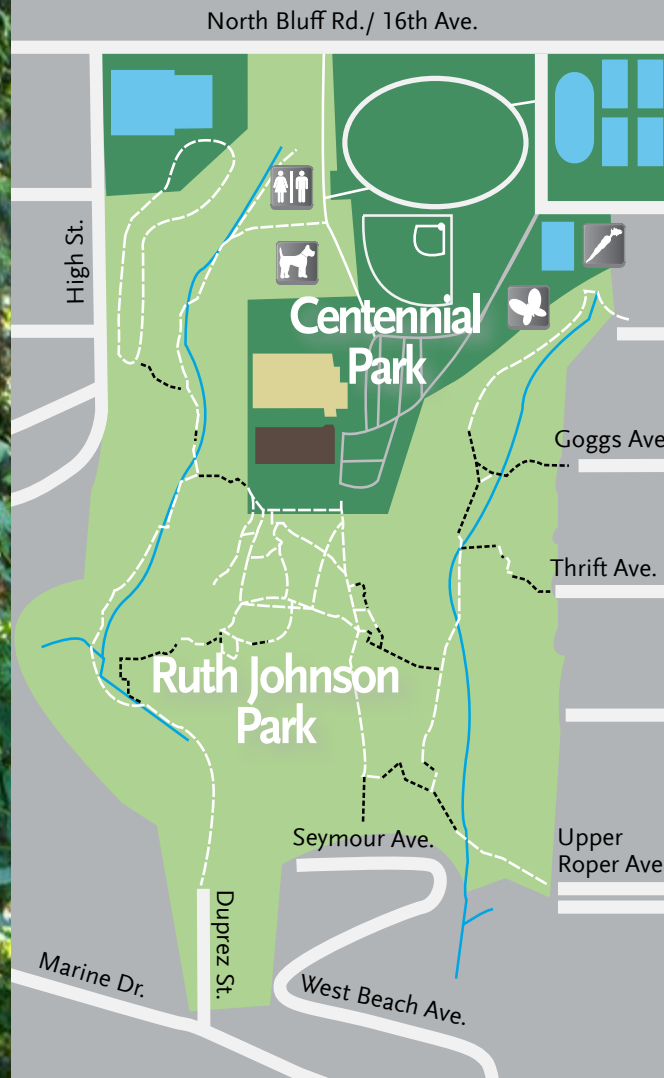
WHITE ROCK
Our City by the Sea!

★ map is not to scale

City Parks

All parks are open from dawn to dusk

- 1 **Barge Park**
13689 Malabar Avenue
- 2 **Bayview Park**
14586 Marine Drive
- 3 **Bryant Park**
15150 Russell Avenue
- 4 **Centennial/Ruth Johnson Park**
14600 North Bluff Road
- 5 **Coldicutt Park**
14064 Marine Drive
- 6 **Davey Park**
1131 Finlay Street
- 7 **Dr. R.J. Allan Hogg Rotary Park**
15479 Buena Vista Avenue
- 8 **Emerson Park**
15707/15725 Columbia Avenue
- 9 **Gage Park**
15100 Columbia Avenue
- 10 **Goggs Park**
15497 Goggs Avenue
- 11 **Hodgson Park**
15050 North Bluff Road
- 12 **Maccaud Park**
1475 Kent Street
- 13 **Memorial Park**
15300 Block Marine Drive
- 14 **Stager Park**
15200 Columbia Avenue
- 15 **Totem Park**
15400 Block Marine Drive



City of White Rock Map

PARKS AND TRAILS

WHITE ROCK
City by the Sea!