









Presented by:
Beebe Cline - PREC

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



Active
R2306513

Board: F
Apartment/Condo

204 15130 ROPER AVENUE

South Surrey White Rock
White Rock
V4B 2E7

Residential Attached

\$439,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?: **No**
Exposure: **Southeast**
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$331.40**

Original Price: **\$449,000**
Approx. Year Built: **1987**
Age: **31**
Zoning: **RM**
Gross Taxes: **\$1,458.00**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **005-117-399**
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **Self Managed**

Mgmt. Co's Phone:

View:

Yes: PEEK A BOO OCEAN CORRIDOR

Complex / Subdiv: **CARRINGTON**

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **None**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit: **1**
Units in Development: **17** Dist. to School Bus: **1**
Title to Land: **Freehold Strata** Total Units in Strata: **17**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate**

Maint Fee Inc: **Cable/Satellite, Gardening, Hot Water, Management, Other, Recreation Facility, Snow removal, Water**
Legal: **PL NWS2449 LT 9 LD 36 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 AS SHOWN ON FORM 1.**

Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Smoke Alarm, Sprinkler - Inground, Windows**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'1" x 4'			x			x
Main	Laundry	7'10" x 4'10"			x			x
Main	Kitchen	9'8" x 8'5"			x			x
Main	Dining Room	10'1" x 10'			x			x
Main	Living Room	13'1" x 12'4"			x			x
Main	Solarium	11' x 10'7"			x			x
Main	Bedroom	11'2" x 10'10"			x			x
Main	Master Bedroom	15'6" x 11'9"			x			x
Main	Walk-In Closet	6'3" x 5'1"			x			x
		x			x			

Finished Floor (Main):	1,097	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age: 55+			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: No	Dogs: No	3				Pool:
Finished Floor (Total):	1,097 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Age Restrictions, Pets Not Allowed, Rentals Not Allowed			5				Door Height:
Grand Total:	1,097 sq. ft.	Basement: None			6				
					7				
					8				

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

Location! Location! Location! The Carrington in uptown White Rock, prime location. Great Walk Score: hospital, shopping, transit, recreation, theatre & more. This three storey building in a very quite neighbourhood features a generous 1,097 sqft unit + 118 sqft solarium w/ garden view, can be used to garden all year-round or offers flexibility for office, studio or den. 2 LARGE bedrooms w/ 2 FULL bathrooms, perfect spacious home. Plenty of storage & a full sized in-suite laundry room. The kitchen & bathrooms are tastefully original & easily could be updated to your taste. 1 parking & 1 storage locker. Age 55+, no rentals or pets. Quiet no-traffic street. Don't miss this one! Vacant, move-in ready for quick possession. MOTIVATED SELLER, BRING AN OFFER!

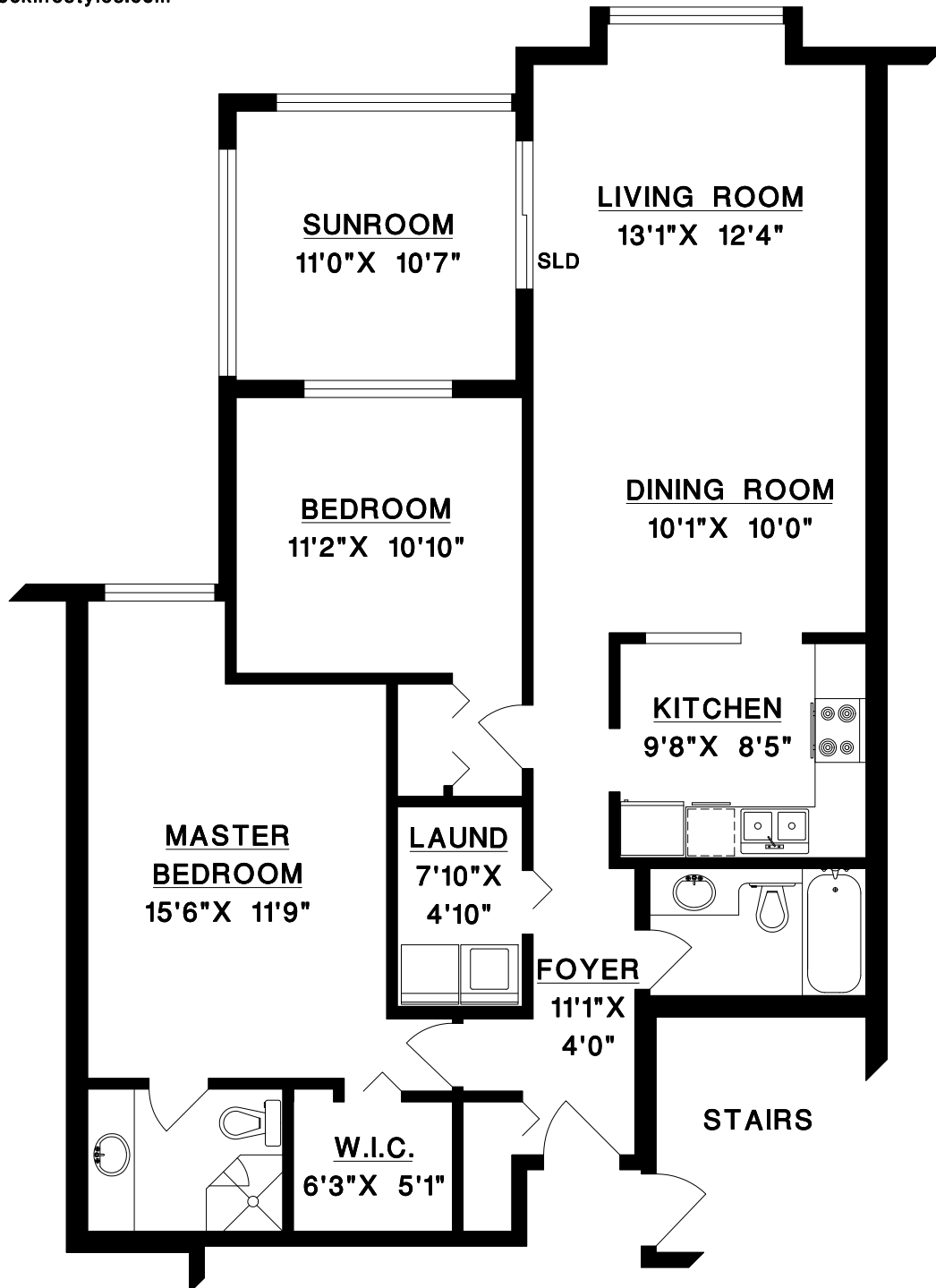
BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com

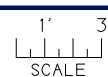
**#204 - 15130 ROPER AVENUE,
WHITE ROCK, B.C.**



MAIN FLOOR	1097 SQ. FT.
FINISHED AREA	1097 SQ. FT.

SUNROOM	131 SQ. FT.
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*Area measurements taken to center of all walls.



DRAWN BY: CN
DATE: SEPTEMBER 2018
REVISED:

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

Strata Property Act

Form B

Information Certificate

(Section 59)

The Owners, Strata Plan N.W. 2449 [the registration number of the strata plan] certify that the information contained in this certificate with respect to Strata Lot 204 [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 \$ 331.⁴⁰/_{xx}
- (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*) \$ 0
- (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 \$ 0

The payment is to be made by[month day, year].

- (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 \$ 0
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$ 79,936.78
- (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]
- (h.1) Are there any winding-up resolutions that have been passed?
☒ no ☐ yes [attach copy of all resolutions]
- (i) Has notice been given for any resolutions, requiring a 3/4 vote, 80% 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, arbitration or tribunal proceeding, 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

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

☐ 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) #13 is/are part of the strata lot

☐ Parking stall(s) number(s) is/are separate strata lot(s) or part(s) 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) #13 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) #13 is/are allocated with strata council approval*

☐ Parking stall(s) number(s) is/are allocated with strata council approval and rented at \$ 0 per month*

☐ Parking stall(s) number(s) 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.**

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

☐ no ☒ yes #204

(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) 204 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) 204 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) 204 is/are allocated with strata council approval*

☐ Storage locker(s) number(s) is/are allocated with strata council approval and rented at \$ 0 per month*

☐ Storage locker(s) number(s) 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: Aug 30 - 2018 [month, day, year].

Deleene Sweet
Signature of Council Member

[Signature]
Signature of Second Council Member (not required if council consists of only one member)

OR

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

2:46 AM
08/30/18
Cash Basis

✓
Owners Strata Corp NW 2449
Profit & Loss Budget Overview
January through December 2018

	Jan - Dec 18
Income	
Fee income	66,756.00
Strata Fees-received	0.00
Total Income	66,756.00
Expense	
Building Maintenance Misc	1,550.00
Building Purchases Misc	750.00
Cable TV	9,874.90
Condo Fees	93.50
Elevator	2,940.00
Garage Door	1,197.90
Garbage	2,064.72
Garden	4,657.90
Gas/Hot Water	2,220.00
Hydro/Electric	5,000.00
Insurance	12,000.00
Janitorial	2,142.00
Miscellaneous	339.90
Office Supplies	300.00
Plumbing & Heating	960.00
Professional Fees	0.00
Repair/Replace	5,671.79
Roof	2,000.00
Safety/Fire	1,568.31
Social	400.00
Sprinkler Exterior	716.00
Telephone/Intercom	392.28
Tree Topping	500.00
Water/Sewer	2,760.80
Total Expense	60,100.00
Net Income	<u>6,656.00</u>

2:43 AM
08/30/18
Cash Basis

Owners Strata Corp NW 2449
Profit & Loss
June through August 2018

	<u>Jun - Aug 18</u>
Income	
Strata Fees-received	16,827.99
Total Income	<u>16,827.99</u>
Expense	
Building Maintenance Misc	283.75
Building Purchases Misc	187.65
Cable TV	3,377.32
Elevator	677.25
Garage Door	197.49
Garbage	593.73
Garden	1,591.15
Gas/Hot Water	451.40
Hydro/Electric	1,308.15
Insurance	12,373.00
Janitorial	570.15
Office Supplies	153.37
Plumbing & Heating	162.20
Repair/Replace	729.46
Social	210.19
Telephone/Intercom	98.07
Water/Sewer	753.10
Total Expense	<u>23,717.43</u>
Net Income	<u><u>-6,889.44</u></u>

2:44 AM
08/30/18
Cash Basis



Owners Strata Corp NW 2449
Balance Sheet
As of August 31, 2018

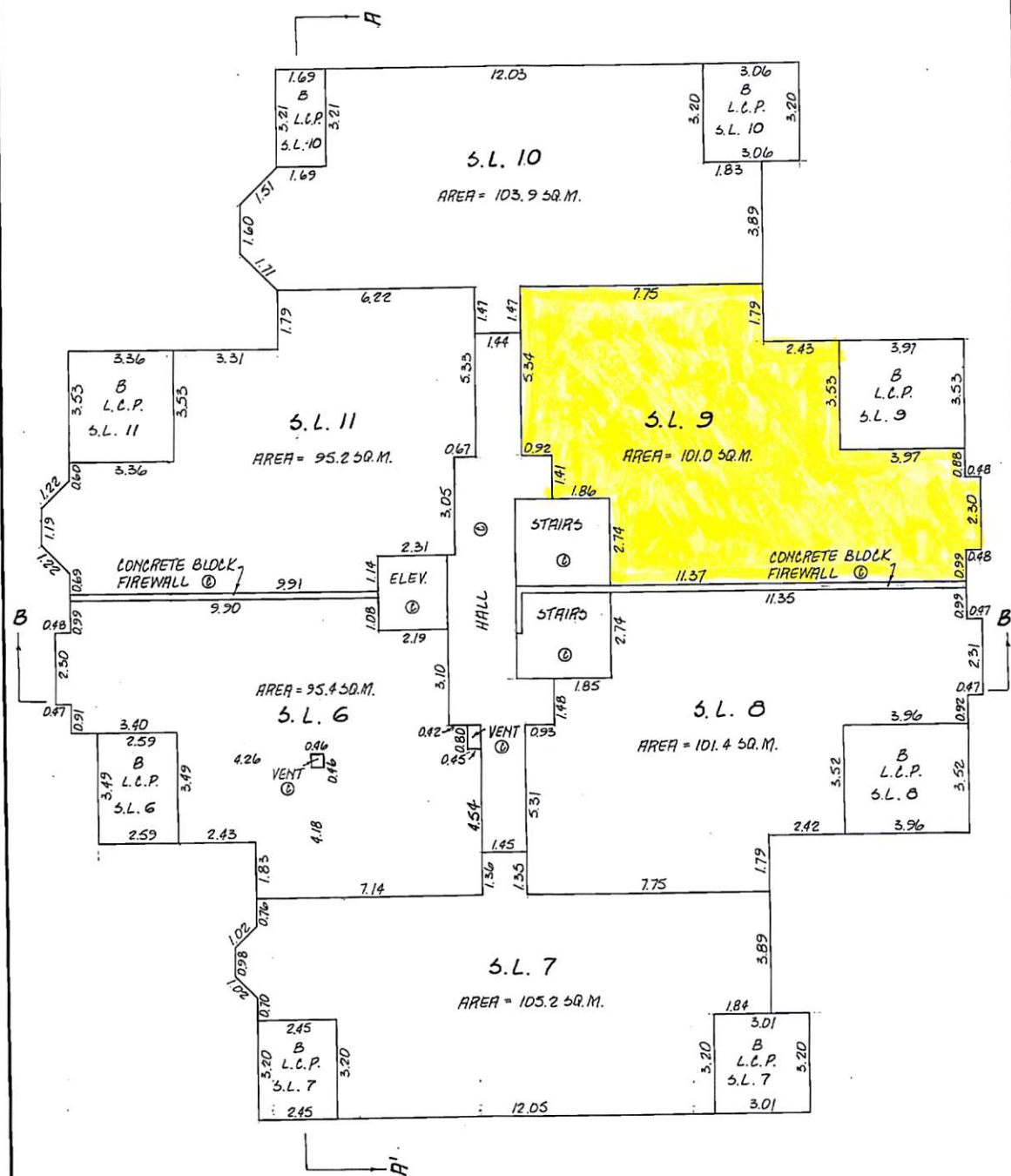
	<u>Aug 31, 18</u>
ASSETS	
Current Assets	
Chequing/Savings	
Canada Trust G.I.C's	62,168.87
Contingency Reserve Fund	14,767.91
General Account	1,395.76
Total Chequing/Savings	<u>78,332.54</u>
Total Current Assets	<u>78,332.54</u>
TOTAL ASSETS	<u><u>78,332.54</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	74,296.93
Net Income	4,035.61
Total Equity	<u>78,332.54</u>
TOTAL LIABILITIES & EQUITY	<u><u>78,332.54</u></u>

SHEET 5 OF 9 SHEETS.

SECOND FLOOR**STRATA PLAN 2449**

SCALE - 1 : 125

ALL DISTANCES ARE IN METRES



A.O.

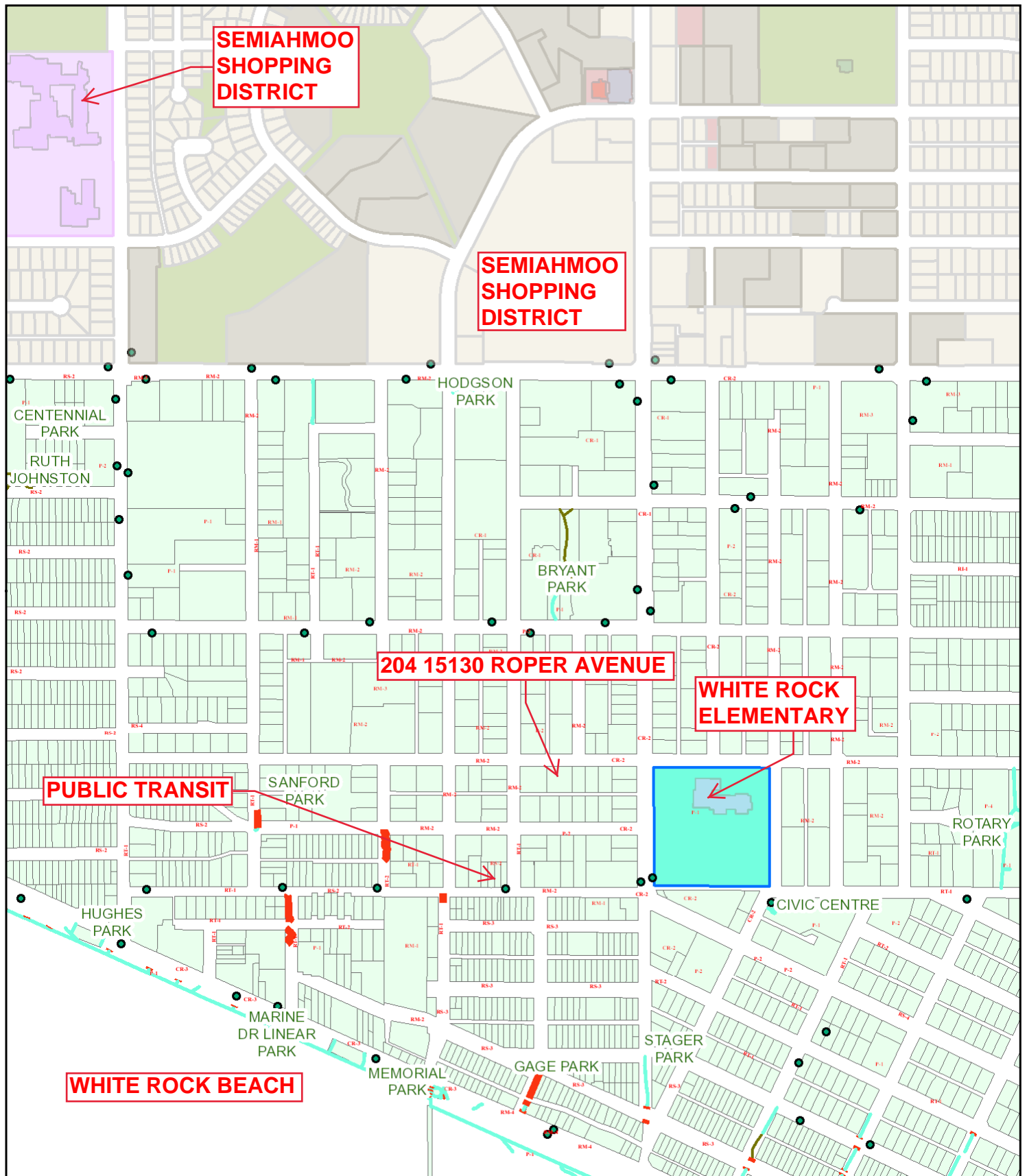
B.C.L.S.

DATED THIS 30 DAY OF JULY 1986.



W R O M S

City of White Rock Mapping Online System



204 15130 ROPER 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: 1:8,000

Map created on:
2018-09-12

WHITE ROCK
My City by the Sea!



W R O M S

City of White Rock Mapping Online System



204 15130 ROPER AVENUE

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Scale: 1:8,000

Map created on:
2018-09-15
WHITE ROCK
My City by the Sea!

North Bluff Rd./ 16th Ave.



Legend

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

★ map is not to scale

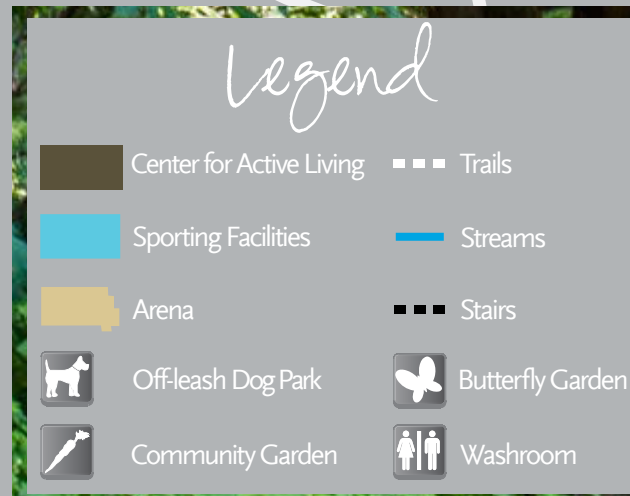
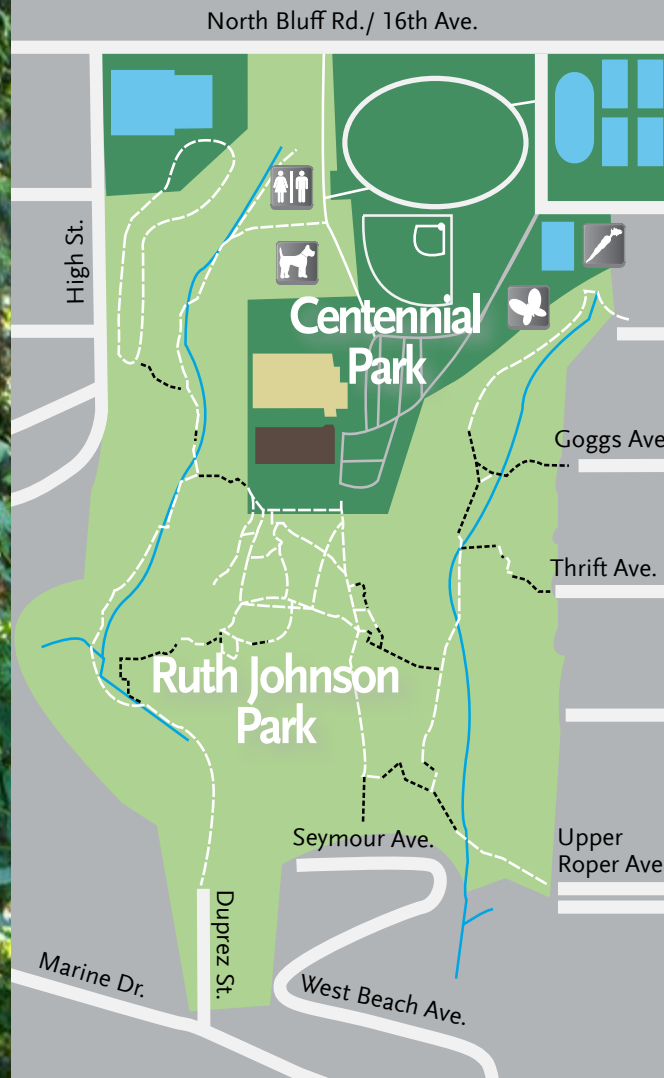


WHITE ROCK
Our City by the Sea!

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!

WHITE ROCK BEACHES

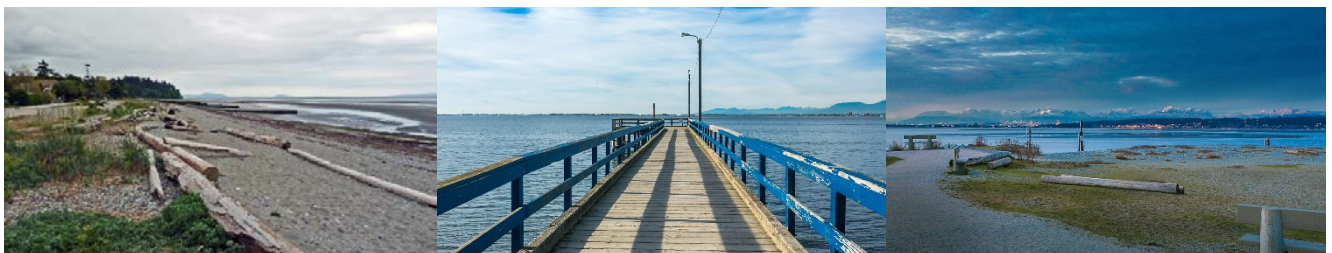
White Rock Beach is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the 2.5km long beach promenade promises strollers a refreshing walk and connects west beach and east beach at the ocean's side. West Beach is the hip and trendy Laguna Beach of the lower mainland, with ocean view bistros, fine restaurants, live music waterfront musicians, artists and fabulous shopping that extend along Marine Drive.



East Beach is the closest White Rock Beach to the US border with both the Semiahmoo Park and Reserve as its neighbors. East Beach is the quieter side of White Rock and has a familial ambiance that appeals to the young and old alike. You may enjoy fish & chips on the beach, visit Marine Drive shops and galleries or dine in at one of many White Rock restaurants.



Crescent Beach in nearby South Surrey, is located at the end of Crescent Road near the northern end of Semiahmoo Bay and the mouth of the Nicomekl River'. This beach has a more rustic, natural feel with a graveled seaside promenade, quaint ocean side homes, and a variety of bistros that will please most every palate. **Crescent Rock Naturist Beach** is just South of Crescent Beach. You walk past the 101 steps metal staircase (West end of 24th Ave) until you get to the Crescent Rock Boulder. It's like the White Rock, but a little smaller, only 120 tonnes! Just past this point and for the next 200m is Crescent Rock Naturist Beach.



SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2016/2017

	Elementary Schools	Public/Private	2016/17 Ranking	Ranking in the Most Recent 5 Yrs.	Overall Rating
1	Semiahmoo Trail Elementary	Public	193/946	101/811	7.9/10
2	Morgan Elementary	Public	229/946	106/811	7.8/10
3	Chantrell Park Elementary	Public	193/946	106/811	7.8/10
4	Rosemary Heights Elementary	Public	256/946	117/811	7.7/10
5	Bayridge Elementary	Public	132/946	117/811	7.7/10
6	Crescent Park Elementary	Public	240/946	161/811	7.3/10
7	Ocean Cliff Elementary	Public	215/946	187/811	7.1/10
8	Laronde Elementary	Public	271/946	187/811	7.1/10
9	Ray Shepherd Elementary	Public	315/946	265/811	6.7/10
10	South Meridian Elementary	Public	361/946	319/811	6.4/10
11	Peace Arch Elementary	Public	640/946	319/811	6.4/10
12	Sunnyside Elementary	Public	382/946	342/811	6.3/10
13	White Rock Elementary	Public	663/946	360/811	6.2/10
14	H.T. Thrift Elementary	Public	538/946	428/811	5.9/10
15	Pacific Heights Elementary	Public	432/946	456/811	5.8/10
16	Jessie Lee Elementary	Public	335/946	471/811	5.7/10
	Private Schools		2016/17 Ranking		
1	Southridge	Private	1/946	1/811	10.0/10
2	Star of the Sea	Private	44/946	24/811	9.4/10
3	White Rock Christian	Private	64/946	161/811	7.3/10
	Secondary Schools		2016/17 Ranking		
1	Elgin Park Secondary	Public	57/253	42/246	7.4/10
2	Semiahmoo Secondary	Public	37/253	34/246	6.9/10
3	Earl Marriott Secondary	Public	52/253	87/246	6.6/10