

**SUB-PENTHOUSE
UNIT 1403 - EAST TOWER**



1403 1441 Johnston Road
Miramar Village, White Rock \$1,380,000 + GST

- Assignment Opportunity
- Sub-Penthouse, Concrete Construction
- South East Corner Unit
- Ocean Views 180 Degrees of Splendor Plus Mount Baker
- Esteemed Developer: Bosa
- Expected Completion: Winter 2020
- In Suite Air Conditioning & Deluxe Italian Kitchens
- 1,266 Square Feet Plus Two Concrete Decks, South and East
- Two Bedrooms & Two Full Bath
- Two Parking Plus Two Additional Available if Interested
- 51,000 Feet of Retail at Base of Building
- Walk to Shopping & Transit



Floor plans and virtual tours at www.whiterocklifestyles.com

Beebe Cline

If it's important to You....
it's important to Me

Business: 604-531-1909 (24 hrs)
Cell: 604-830-7458
bcline@shaw.ca
www.whiterocklifestyles.com



HUGH & MCKINNON
REALTY
ESTABLISHED 1909



Hugh & McKinnon Realty
14007 North Bluff Road, White Rock



Presented by:
Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-531-1909
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Active
R2452093
Board: F
Apartment/Condo

1403 1441 JOHNSTON ROAD

South Surrey White Rock
White Rock
V4B 3Z4

Residential Attached

\$1,380,000 (LP)

(SP)



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

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$552.50**

Original Price: **\$1,380,000**
Approx. Year Built: **2020**
Age: **0**
Zoning: **CD**
Gross Taxes: **\$0.00**
For Tax Year: **2020**
Tax Inc. Utilities?: **Yes**
P.I.D.: **905-009-365**
Tour:

View: **Yes: PANORAMIC OCEAN & MT. BAKER**
Complex / Subdiv: **BOSA WHITE ROCK FINAL PHASE**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete, Concrete Frame, Frame - Metal**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Heat Pump, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

Reno. Year:
R.I. Plumbing:
Metered Water: **N**
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **1/2 BLK**
Units in Development: **123**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management, Other, Recreation Facility, Snow removal**
Legal: **SALE CANNOT BE COMPLETED UNTIL STRATA PLAN IS REGISTERED**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Concierge**

Site Influences: **Central Location, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Heat Recov. Vent.,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'			x			x
Main	Kitchen	10' x 13'			x			x
Main	Dining Room	10' x 17'			x			x
Main	Master Bedroom	13' x 12'			x			x
Main	Walk-In Closet	11' x 5'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Laundry	5' x 13'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,266	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	1,266 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor:	0				6				
Grand Total:	1,266 sq. ft.	Basement: None			7				
					8				

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

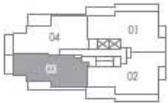
Assignment at final phase of Miramar Village by Bosa. White Rock Concrete Tower C, Sub-penthouse suite \$1403. South East corner, panoramic ocean & Mount Baker views. 1,266 SF, 2 bedroom 2 full bath contemporary color scheme features A/C & Gaggenau integrated appliances. Floor-to-ceiling windows, 2 balconies at 216+118 SF. 2 parking stalls & storage locker. Amenities: 15,000 SF Roof terrace retreat w/lap pool, hot tub & putting green. Residents health club + indoor lounge & concierge. Full retail shopping at base 51,000 SF. School catchments Semiahmoo SEc & White Rock Fine Arts Elem. Rentals allowed & 2 pets. Walk to White Rock Beach, multiple restaurants, 10 public parks, golf courses, marinas, shopping & hospital nearby. Full brochure available. Completion Winter 2020/Spring 2021. * TOTAL DEPOSITS PAID ALREADY \$369,750 *****

SUB PENTHOUSE 3

EAST TOWER
2 BED + DEN



LIVING	1266 SF
BALCONY	335-693 SF
TOTAL	1601-1959 SF

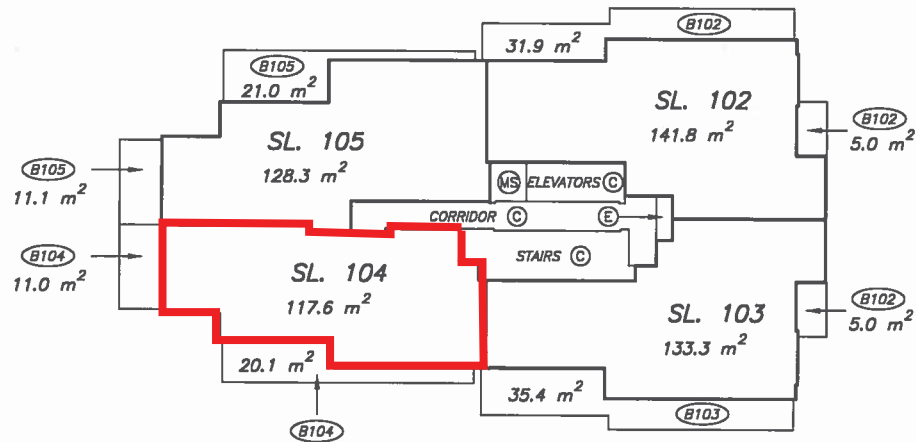


LEVEL 14

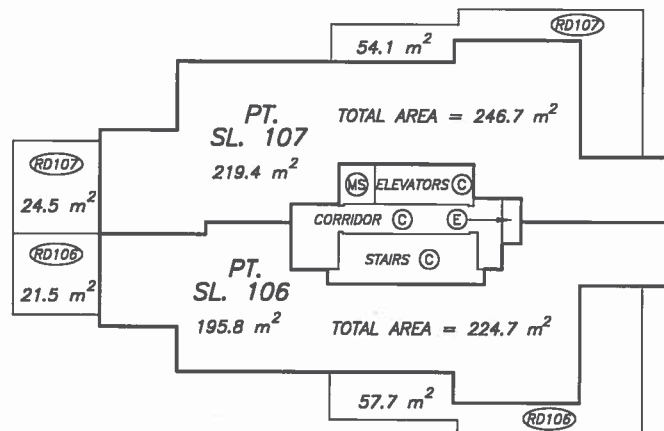
TOWER 3
LEVEL 14 & 15
FLOOR PLAN



SCALE 1:250



LEVEL 14



LEVEL 15

DATE : MAY 10, 2017

SPECIFICATIONS

Prominently Situated Atop the Semiahmoo Peninsula, the Third & Fourth Towers Complete Miramar Village, Making it White Rock's Most Envied New Community.

Anticipated Completion: Fall 2020

LOT AND LOCATION

- South/East Facing Unit - Panoramic Ocean, Semiahmoo Bay & Pier Views
- 50,000 Square Foot Retail Village: Supermarket, Restaurant, Café, Drug Store & Services Only an Elevator Ride Away
- Short Walk to White Rock Pier & Promenade
- Nine Minutes from US Border
- Well Lit Pedestrian Walkways in Outdoor Common Areas

AMENITIES

- 15,000 Square Foot Rooftop Terrace – Located on the Fourth Floor
- Heated Outdoor Pool Overlooking the Ocean with Hot Tub, Lounge Chairs & Cabanas
- Residents' Health Club: Yoga & Fully Equipped Training Gym with Change Rooms
- Resident's Private Indoor Lounge with Large-Screen TV, Fireplace & Entertaining Kitchen
- Executive Meeting Room

INTERIOR

- Interior Space: 1,266 Square Feet
- Two Full Bathrooms
- Air Conditioning
- Heat Recovery Ventilator (HRV) for Fresh Air
- Nest Thermostat
- Durable & Seamless Engineered Wood Throughout
- Expansive Windows with Roller Shades
- 7 Foot Over-Height Interior Passage Doors
- Millwork Closet Organizers in Bedrooms

KITCHEN

- Imported Italian Kitchens
- Porcelain Calacutta Slab Backsplash
- Modern White Lacquered Lower Cabinets
- Euro-Inspired Designer Composite Quartz Countertops
- USB Charging Plug in Kitchen & Workstations
- Premium Gaggenau Integrated Appliances:
 - 30" Refrigerator
 - 30" Gas Cooktop & Electric Oven
 - 24" Dishwasher



BATHROOMS

- Rectangular Soaker Tub with Polished Chrome Fixtures
- Hand-set Stone Tile Flooring
- Nuheat Radiant Under-Floor Heating in All Bathrooms
- Recessed Lighting Above Water Closet & Tub/Shower
- Custom Vanity Cabinet with Sliding Mirror, Built-in Lighting & Shelving for Extra Storage
- Contemporary Floating Wood-Grain Vanity with Storage Drawer, Undermount Lighting, Stone Countertops & China Square Undermount Sink
- Polished Chrome Towel Bars & Paper Holders

EXTERIOR

BALCONIES - TWO

- 335 Square Feet
- Gas bibs
- 5 Foot Glass Windscreens

PARKING

- Two Parking Stalls Included
- Two Additional Parking Stalls Available (If Interested)

LOBBY

- Full-Time Community Concierge
- Dramatic Entrance Lobby with Seating & Private Mailroom
- Entry Phone Outside Main Lobby with Security Cameras
- Two Personally Coded Entry Devices for Access to Entry Lobby, Elevators & Individual Residential Floors

BUILDER

- Builder – BOSA Properties: Reputation for Exceptional Quality and Integrity in Design, Construction & Customer Service.
- Architect: NSDA Architects
- Home Warranty – BOSA Properties Customer Care Warranty:
 - 2 Years Materials & Labour
 - 5 Year Building Envelope
 - 10 Year Structural

SPECIFICATIONS

ESTATE COLLECTION



GAGGENAU APPLIANCES



TWO-CAR ENCLOSED GARAGE



HANSGROHE FAUCET



FULLY EQUIPPED GYM



PRIVATE HEALTH CLUB



PUTTING GREEN



SAFE AND SECURE



LEGENDARY BOSA QUALITY

ESTATE HOME FEATURES

- Premium Gaggenau integrated appliances
- 7-foot over-height interior passage doors
- Millwork closet organizers in bedrooms
- Gas bibs on balconies and roof decks
- Water bib on all roof decks (not included on balconies)
- 5-foot glass windscreen on all balconies and roof decks
- Security system rough-in

BESPOKE INTERIORS

- Choice of three contemporary designer colour palettes: classic, contemporary, and modern
- Nest™ learning thermostat included in all homes
- Durable and seamless engineered wood flooring throughout
- Expansive windows include discreet and stylish roller shades
- Laundry closet with front loading washer and dryer
- Air conditioning included in all homes
- Sustainable heat recovery ventilator (hrv) unit introduces fresh air into each room
- Hard-wired smoke detectors
- Energy-efficient, double-glazed windows and glass doors with thermally broken frames

ELEVATED COOKING

- Imported Italian kitchens feature chimney hood fan accented by stunning bookmatched porcelain calacatta slab backsplash
- Euro-inspired designer composite quartz countertops
- Undermount 18-gauge stainless steel sink, solid brass Hansgrohe™ kitchen faucet in polished chrome with integral toggle spray
- Contemporary wood-grain finish on full height cabinets
- Modern white lacquered lower cabinets
- Premium soft-close doors and retractable drawer-slide mechanisms
- USB charging plug in all kitchens and workstations

LAVISH BATH

- Luxurious rectangular soaker tub with contemporary polished chrome fixtures by Hansgrohe™
- Contemporary floating wood-grain vanity with storage drawer and undermount lighting, complete with stone countertops and vitreous china square undermount sink
- Custom vanity cabinet with sliding mirror, built-in lighting, and shelving for extra storage
- Nuheat™ radiant underfloor heating in all bathrooms
- Hand-set stone tile flooring
- Polished chrome towel bars and paper holders
- Dual-flush water closet
- Recessed lighting above water closet and tub/shower
- Ground fault circuit interrupter plugs at all vanities

INSPIRED AMENITIES

- Heated rooftop pool overlooking the ocean with hot tub, lounge chairs, and cabanas
- Residents' health club includes yoga and stretching space, and fully equipped training gym with change rooms
- Indoor lounge with soft seating, large-screen tv, and entertaining kitchen equipped with bar fridge and sink
- Indoor lounge and health club overlook the private residents' rooftop terrace – over 15,000 sf landscaped courtyard featuring an outdoor dining area, fire pits, picnic lawn, yoga space, putting green, bbq area, dog run, and community garden plots
- Executive meeting room
- Dramatic entrance lobby with seating and private mailroom
- Retail shops and services at your doorstep
- Bosavoli™ dedicated parking spaces provide electric vehicles with the power to recharge batteries more efficiently (optional)

SAFE, SECURE, COMFORTABLE

- Full-time community concierge for your convenience and peace of mind
- Entry phone outside main lobby with security camera
- Two personally coded entry devices for access to entry lobby, elevators, and individual residential floors
- Heavy-duty solid brass deadbolt lock and viewer on suite entry door
- Secure parkade
- Well-lit pedestrian walkways in outdoor common areas

PEACE OF MIND

- Home warranty coverage for:
 - » 2-Year materials and labour warranty
 - » 5-Year building envelope warranty
 - » 10-Year structural warranty
- Bosa properties customer care warranty included with every home

Dimensions, sizes, specifications, layouts, ceiling heights and materials are approximate only and subject to change without notice. Window sizes, layouts, configurations, spandrel panels may vary from home to home. For further clarity, please consult a sales person. Developed by Miramar Properties (White Rock) Inc. E&OE.

A ROOFTOP RETREAT

THE PODIUM'S 15,000 SF PRIVATE RESIDENTS' ROOFTOP TERRACE OVERLOOKS THE OCEAN, WITH AN OUTDOOR POOL, SUN LOUNGERS, HOT TUB, FIRE PIT, DINING AREA, PUTTING GREEN, AND BARBECUES.



A ROOFTOP RETREAT

THE PRIVATE RESIDENTS' ROOFTOP TERRACE OPENS TO AN INDOOR ENTERTAINMENT LOUNGE, YOGA SPACE, AND HEALTH CLUB.



A HOME WITHOUT COMPROMISE

MODERN, SPACIOUS INTERIORS ORIENT TO SUNRISE AND SUNSET VIEWS. ENGINEERED HARDWOOD FLOORING IS BATHED IN SUNLIGHT THAT STREAMS THROUGH LARGE WINDOWS.



A HOME WITHOUT COMPROMISE

IMPORTED ITALIAN KITCHENS FEATURE PORCELAIN CALACATTA
SLAB BACKSPLASHES AND STONE COUNTERTOPS.



A HOME WITHOUT COMPROMISE

DETAILS LIKE NEST THERMOSTATS AND RADIANT HEATING IN ENSUITES ARE JUST TWO EXAMPLES OF PEACE-OF-MIND LIVING AT MIRAMAR VILLAGE.



AS SEEN FROM MIRAMAR

WHITE ROCK'S MOST ENVIED VIEWS TO THE SOUTHWEST OVERLOOK
THE STRAIT OF GEORGIA, GULF ISLANDS, AND SAN JUAN ISLANDS.





A UNIQUELY SPECTACULAR PLACE TO CALL HOME

With an enviable location in one of the West Coast's most popular seaside communities, Miramar Village is a special blend of idyllic qualities. Well loved for its long, sandy beach; historic pier; vibrant waterfront of shops and restaurants; and slopes that rise up to offer fantastic ocean views – White Rock is one of Canada's most appealing destinations.

At Miramar Village, all the features that make this coastal town so desirable converge. Its elegant towers rise up from a vibrant residential village of shops and services designed to complement local retail, dining, and entertainment amenities. And those who value the beach lifestyle will love being a short walk from the White Rock Pier and Promenade, as well as Marine Drive's eclectic array of boutiques and cafés.

At its heart, Miramar Village's four residential towers will surround a relaxing outdoor courtyard with over 15,000 square feet of private, resort-inspired amenities. Inside, the community's refined residences will reflect the beauty and tranquility of its superb location, boasting spacious layouts, expansive windows, and designer finishes that enhance the sheer pleasure of being at home. Offering unmatched oceanview value in the heart of a highly desirable community, Miramar Village will be an enviable address within Metro Vancouver.

6 REASONS TO CALL MIRAMAR HOME



LOCATION

White Rock is one of Canada's most appealing destinations. With a unique combination of water, sun and coastal charm, the community even boasts an average of 20 percent more sunshine than other parts of the region.



AMENITIES

Enjoy over 15,000 square feet of resort-inspired amenities including an outdoor pool, hot tub and sun loungers; fireside lounge, barbecue and dining area; greenspace and putting green; as well as an indoor entertainment lounge, yoga space, and health club.



RETAIL

Situated atop a vibrant residential village, residents of Miramar Village will enjoy an array of shops and services, designed to complement local retail, dining, and entertainment amenities.



EDUCATION

White Rock is home to excellent schools, including the highly ranked Semiahmoo Secondary School, Elgin Park Secondary School, and Southridge School.



VALUE

With its prime location and unparalleled views, Miramar Village will offer unmatched oceanview value in the heart of this highly desirable community.

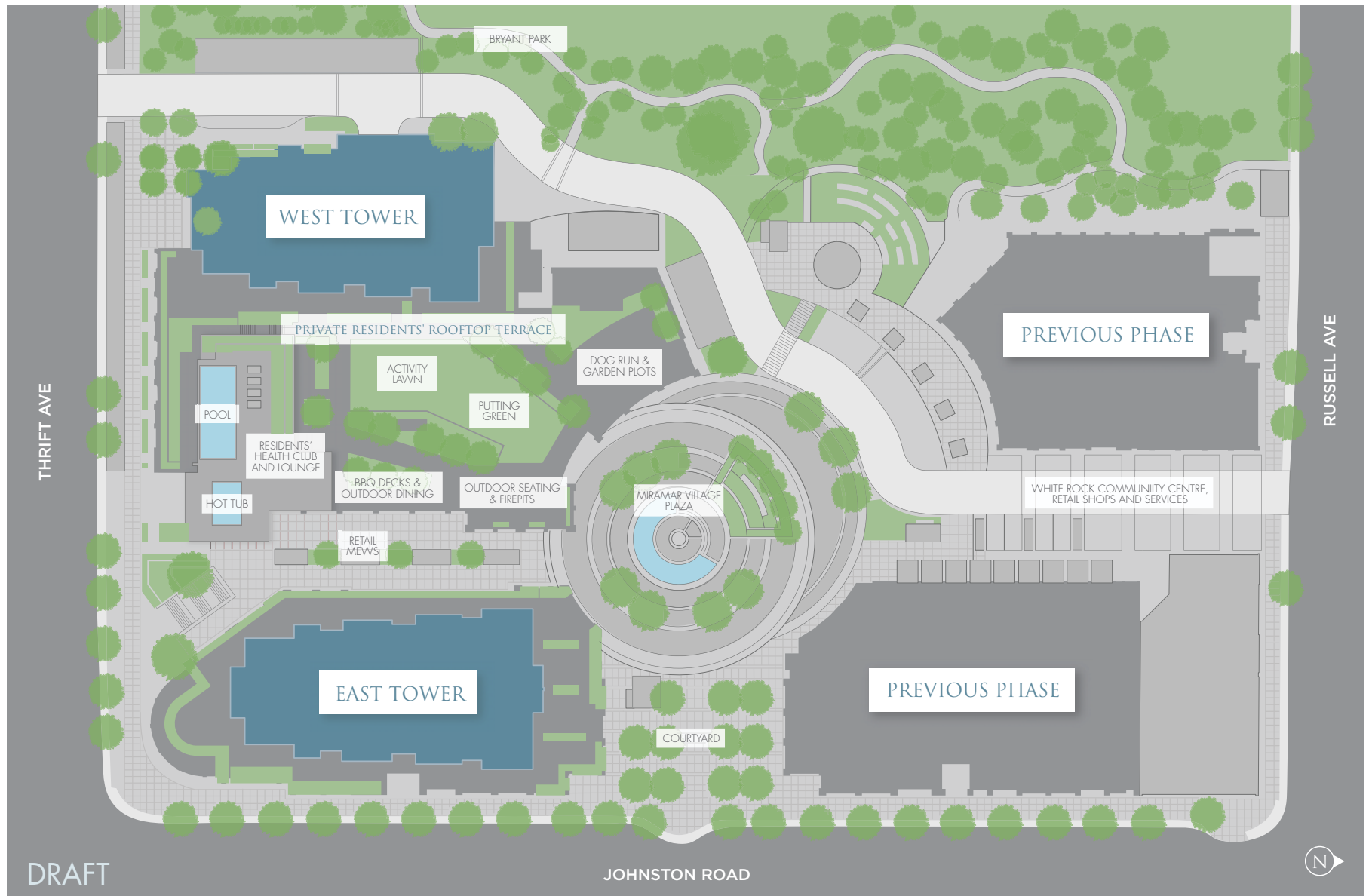


BEST OF ALL, IT'S A BOSA

For over 50 years Bosa Properties has demonstrated an uncompromising commitment to quality construction and innovative design, which has cemented its reputation as one of the British Columbia's top developers, boasting an extensive portfolio of residential, commercial, industrial and mixed-use urban properties.

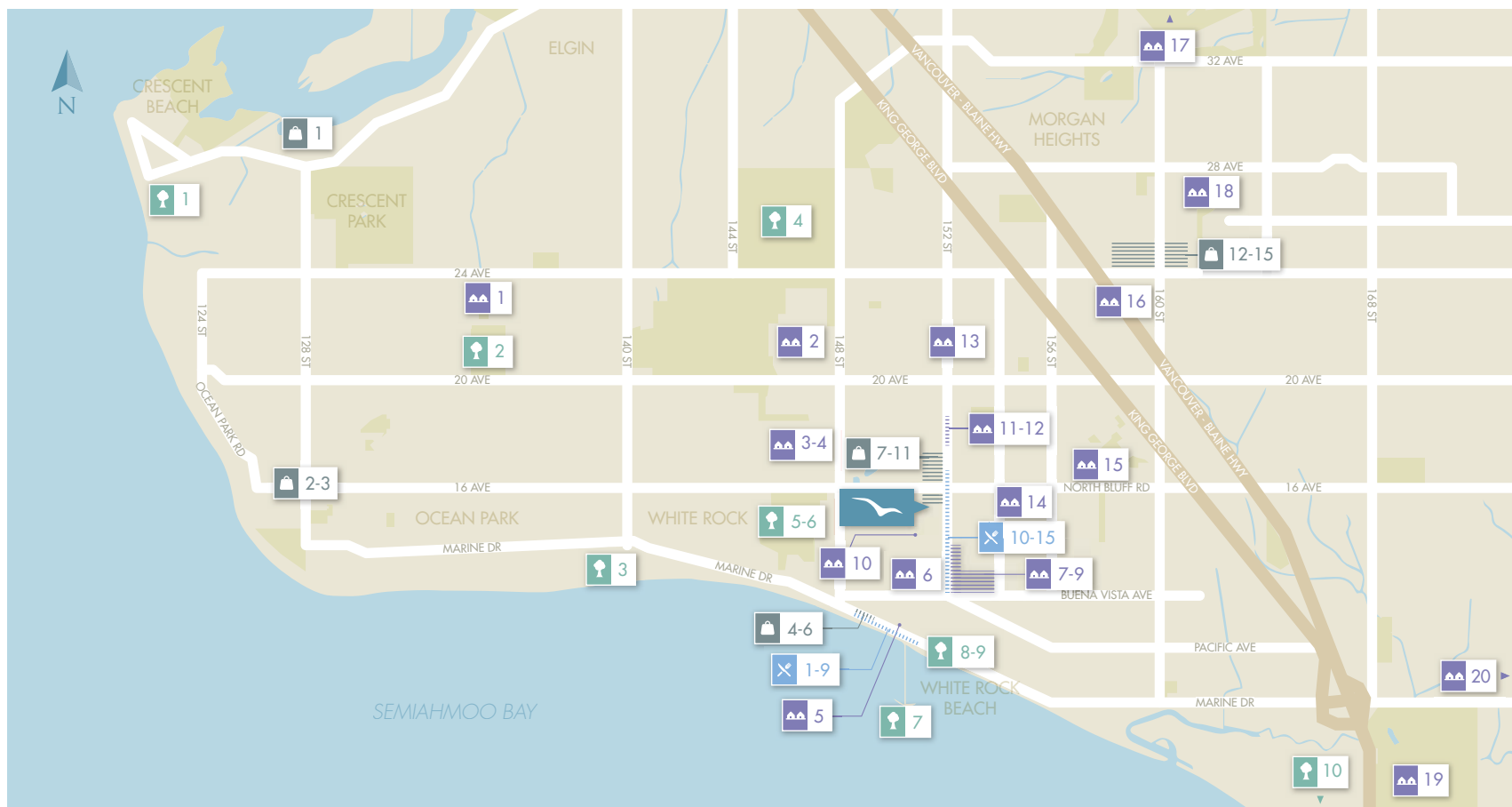
A VILLAGE BY THE SEA

THE 3RD AND 4TH TOWERS COMPLETE THIS QUARTET, FRAMING A CENTRAL COURTYARD WITH SHOPS AND SERVICES BELOW, AND PRIVATE AMENITIES ABOVE.



IN THE NEIGHBOURHOOD

WITHIN A BLOCK OR TWO ARE LIFE'S ESSENTIALS: BISTROS, BAKERIES, RESTAURANTS, SUSHI, AND WINE BARS.



✂ RESTAURANTS

- | | |
|------------------------------|---------------------------------|
| 1 Cosmos Restaurant | 9 Little India Restaurant |
| 2 The Boathouse Restaurant | 10 Browns Socialhouse Semiahmoo |
| 3 Cones Creamery | 11 Kappa Japanese Restaurant |
| 4 Le Vol Au Vent | 12 Leela Thai Restaurant |
| 5 The Hemingway Public House | 13 Five Corners Cafe |
| 6 Charlie Don't Surf | 14 ONYX Steakhouse |
| 7 Uli's Restaurant | 15 Sho Chiku Sushi |
| 8 FIVE | |

🎓 EDUCATION & RECREATION

- | | |
|----------------------------------|---|
| 1 Elgin Park Secondary | 11 Rialto Twin Theatre |
| 2 South Surrey Recreation Centre | 12 Semiahmoo Library |
| 3 South Surrey Indoor Pool | 13 Aru Spa and Salon |
| 4 Semiahmoo Secondary School | 14 Peace Arch Hospital |
| 5 White Rock Museum and Archives | 15 Earl Marriott Secondary School |
| 6 Live Yoga | 16 Steve Nash Fitness World & Sports Club |
| 7 White Rock Elementary | 17 Morgan Creek Golf Course |
| 8 White Rock Library | 18 Southridge School |
| 9 Nourish Hot Yoga | 19 Peace Portal Golf Club |
| 10 White Rock Community Centre | 20 Hazelmere Golf & Tennis Club |

🌳 PARKS

- | | |
|--------------------------------|-------------------------------|
| 1 Crescent Beach | 7 White Rock Pier |
| 2 Dogwood Park | 8 White Rock Promenade |
| 3 Coldcutt Park | 9 The White Rock |
| 4 Sunnyside Acres Urban Forest | 10 Peace Arch Provincial Park |
| 5 Centennial Park | |
| 6 Ruth Johnson Park | |

🛒 SHOPPING

- | | |
|-----------------------------|---------------------------------|
| 1 Fieldstone Arisan Breads | 9 BC Liquor Store |
| 2 Delitalia Fine Foods | 10 COBS Bread |
| 3 Chan's Farm Market | 11 Save-On-Foods |
| 4 Saje Natural Wellness | 12 The Shops at Morgan Crossing |
| 5 Whitby's Books & Gifts | 13 Winners |
| 6 Beaches Swimwear | 14 The Home Depot |
| 7 Future Grocery Store | 15 Grandview Corners |
| 8 Semiahmoo Shopping Centre | |



MIRAMAR

VILLAGE

