



#203 1441 Blackwood Street White Rock \$399,900 *Capistrano*

- 1,250 sqft., 2 Bedroom, 2 Bathroom, South West Corner Unit
- Some Ocean View, Balcony
- Natural Gas Fireplace
- Quiet Street, Walk Score of 73 out of 100, One Block to Semiahmoo Mall
- Very Walkable, Most Errands Can Be Accomplished on Foot
- Nearby Parks Include Southmere Village Park, White Rock Park and Centennial Park
- Vacant, Parking #10/Storage Locker #10
- Strata Fee \$468.52/Month
- Gas Included, Average Hydro \$27/Month
- Age Restrictions: One Owner Must be 50+ and Any Immediate Family Member 19+
- No Pets, Smoking, Rental Permitted in Building
- Full Strata Package Available



Beebe Cline

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



HUGH & MCKINNON
REALTY
ESTABLISHED 1909



Office: 604.531.1909 | Cell: 604.830.7458 | bcline@shaw.ca
Floor plans and virtual tours at www.whiterocklifestyles.com







Presented by:
Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-531-1909
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Active
R2425820
Board: F
Apartment/Condo

203 1441 BLACKWOOD STREET

South Surrey White Rock
White Rock
V4B 4S2

Residential Attached

\$399,900 (LP)

(SP)



Sold Date:	Frontage (feet): 0.00	Original Price: \$435,000
Meas. Type: Feet	Frontage (metres): 0.00	Approx. Year Built: 1989
Depth / Size (ft.): 0	Bedrooms: 2	Age: 31
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RM1
Flood Plain: No	Full Baths: 2	Gross Taxes: \$2,066.16
Council Apprv?: No	Half Baths: 0	For Tax Year: 2019
Exposure: Southwest	Maint. Fee: \$468.52	Tax Inc. Utilities?: Yes
If new, GST/HST inc?:		P.I.D.: 012-331-457
Mgmt. Co's Name: Self Managed Rosemary Seamans		Tour:
Mgmt. Co's Phone: 604-538-0290		
View: Yes: Peekaboo Seasonal Ocean View		
Complex / Subdiv: Capistrano		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 1 Storey, Corner Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Underground, Visitor	Locker: Y	
Exterior: Stucco	Dist. to Public Transit: 1	Dist. to School Bus: 3	
Foundation: Concrete Perimeter	Units in Development: 23	Total Units in Strata:	
Rain Screen: Full	Title to Land: Freehold Strata		
Renovations:	Property Disc.: Yes		
Water Supply: City/Municipal	Fixtures Leased: No		
Fireplace Fuel: Gas - Natural	Fixtures Rmvd: No		
Fuel/Heating: Baseboard, Hot Water, Radiant	Floor Finish: Laminate, Mixed, Tile		
Outdoor Area: Balcony(s)			
Type of Roof: Torch-On			

Maint Fee Inc: **Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water**
Legal: **STRATA LOT 10 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW2884 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, Recreation Center, Storage, Wheelchair Access**

Site Influences: **Adult Oriented, Central Location, Cul-de-Sac, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Intercom, Smoke Alarm, Sprinkler -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'8 x 6'5			x			x
Main	Kitchen	9'2 x 8'5			x			x
Main	Dining Room	12'8 x 9'4			x			x
Main	Living Room	20'1 x 14'3			x			x
Main	Laundry	8'5 x 5'2			x			x
Main	Master Bedroom	12'3 x 11'0			x			x
Main	Bedroom	10'3 x 9'11			x			x
		x			x			x
		x			x			x
		x			x			x

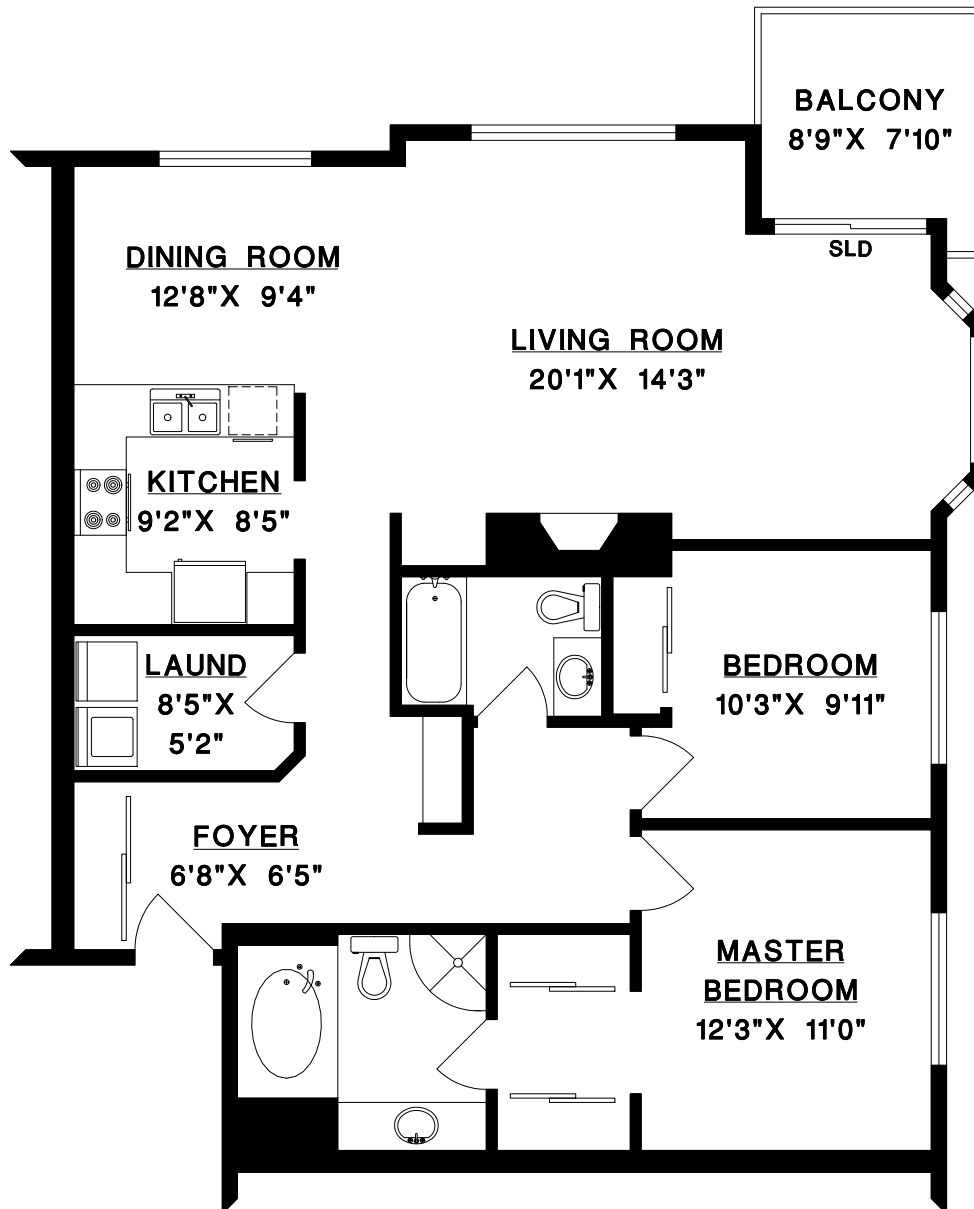
Finished Floor (Main): 1,237	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height: 0'0			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age: OTHER			2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: Cats: No Dogs: No			3			No	Pool:
Finished Floor (Total): 1,237 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz: 00x00
	Bylaws: Age Restrictions, Pets Not Allowed, Rentals Not Allowed, Smoking			5			No	Grg Dr Ht: 00
Unfinished Floor: 0	Basement: None			6			No	
Grand Total: 1,237 sq. ft.				7			No	
				8			No	

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

The Capistrano! Fabulous White Rock location. Level, safe walk to all shops and services on quiet no-traffic street. Bright South West corner unit, 1,237 sqft spacious floor plan with large rooms. Lots of windows, 2 generous bedrooms, 2 full bath plus master bedroom fits king size suite. Large living room & dining area with peek-a-boo seasonal ocean view west. Open balcony with over hang-covered for year-round use. Radiant hot water heat and natural gas fireplace included in strata fee \$468.52. Walk-in laundry room & extra storage. Age 50+ (1 owner must be 50+ and any immediate family member 19+). No pets, no rentals, no smoking. Underground, gated secured parking (#10)/locker (#10). Original owner, rainscreened in 1998. Full strata package available.

BEEBE CLINE

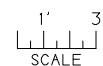
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MAIN FLOOR	1237	SQ. FT.
FINISHED AREA	1237	SQ. FT.

BALCONY 67 SQ. FT.

*Area measurements taken
to center of all walls.



DRAWN BY: CN
DATE: FEBRUARY 2020
REVISED:

Strata Property Act

**Form B
Information Certificate**

(Section 59)

The Owners, Strata Plan NW 2884 [the registration number of the strata plan] certify that the information contained in this certificate with respect to Strata Lot ... 10 [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 \$ 468.52
- (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 \$ 53260.39
- (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 rented¹⁰.....

(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) 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)¹⁰..... is/are limited common property

☐Parking stall(s) number(s) 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) 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

(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) 10 is/are limited common property

☐ Storage locker(s) number(s) 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) 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: MARCH 12, 2020 [month, day, year].

Diana Bennett

Signature of Council Member

Adrieneis

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

OR

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

**STRATA PLAN NW 2884
THE CAPISTRANO**

Strata Plan	Suite	Unit Entitlement	Assessment	Monthly Cont to CRF	Proposed Budget 2019 - 2020		
						Years Total	Monthly
1	101	85	346.30	55.97	Insurance	22,800.00	1,900.00
					Bldg Appraisal/Depreciation	1,200.00	100.00
8	201	92	374.81	60.58	Gas	14,808.00	1,234.00
16	301	92	374.81	60.58			
					Hydro	7,008.00	584.00
2	102	118	480.74	77.70			
9	202	118	480.74	77.70	Water	6,000.00	500.00
17	302	118	480.74	77.70			
					Elect/Mech/Fire Contract	3,960.00	330.00
3	103	115	468.52	75.72			
10	203	115	468.52	75.72	Elevator Contract/Cert	3,660.00	305.00
18	303	115	468.52	75.72			
					Garden Contract	10,404.00	867.00
4	104	106	431.85	69.79			
11	204	106	431.85	69.79	Janitor Contract	4,200.00	350.00
19	304	106	431.85	69.79			
					Garbage/Recycling Contract	6,960.00	580.00
5	105	98	399.26	64.53			
12	205	98	399.26	64.53	Elect/Mech/Fire Expense	5,160.00	430.00
20	305	98	399.26	64.53			
					Garden Expense	4,092.00	341.00
6	106	107	435.93	70.45			
13	206	107	435.93	70.45	House Expense	7,812.00	651.00
21	306	107	435.93	70.45			
					Office Expense	1,380.00	115.00
7	107	101	411.48	66.50			
14	207	101	411.48	66.50	Misc.	156.00	13.00
22	307	101	411.48	66.50			
					Budget-----	99,600.00	
15	208	113	460.37	74.40			
23	308	113	460.37	74.40	Transfer to CRF-----	19,200.00	1,600.00
23	23	2430	9,900.00	1,600.00	TOTAL-----	118,800.00	9,900.00

STATEMENT OF RECEIPTS AND DISBURSEMENTS STRATA PLAN NW 2884
FOR THE MONTH OF NOVEMBER 2019 AND THE 3 MONTHS ENDED NOVEMBER 30, 2019

	MONTH OF NOV	BUDGET MONTH	ACTUAL TO DATE	BUDGET MONTH TO DATE
RECEIPTS:				
OWNERS MONTHLY ASSESSMENTS	10,107.84	9,900.00	29,197.68	29,700.00
MISC	101.25		359.50	
TRANSFER FR CRF				
SPECIAL ASSESSMENTS				
TOTAL RECEIPTS	10,209.09	9,900.00	29,557.18	29,700.00
DISBURSEMENTS				
INSURANCE	1,900.00	1,900.00	5,700.00	5,700.00
GAS	1,652.37	1,234.00	3,630.75	3,702.00
HYDRO	587.71	584.00	1,664.42	1,752.00
WATER	550.00	500.00	1,959.65	1,500.00
ELECT/MECH/FIRE CONTRACT		330.00	1,285.12	990.00
ELEVATOR/CONTRACT/CERTIFICATE	278.64	305.00	835.92	915.00
GARDENING CONTRACT	847.67	867.00	2,543.01	2,601.00
HOUSEKEEPING CONTRACT	350.00	350.00	1,050.00	1,050.00
GARBAGE CONTRACT	545.15	580.00	1,669.58	1,740.00
ELECT/MECH/FIRE EXP	1,364.31	430.00	1,688.57	1,290.00
GARDENING EXP		341.00	336.00	1,023.00
HOUSEKEEPING EXP	1,680.17	651.00	3,032.61	1,953.00
OFFICE EXP	157.95	115.00	403.49	345.00
MISC EXP	46.18	13.00	46.18	39.00
SPECIAL PROJECTS	773.11		773.11	
TRANSFER TO CONTINGENCY FUND	1,600.00	1,600.00	4,800.00	4,800.00
TRANSFER TO RESERVE Building Appraisal	100.00	100.00	300.00	300.00
TOTAL DISBURSEMENTS	12,433.26	9,900.00	31,718.41	29,700.00
EXCESS/SHORTAGE FOR PERIOD	- 2,224.17		- 2,161.23	
TRANSFER TO/FROM RESERVE ACCT	- 1,900.00		- 5,700.00	
PREPAID INSURANCE	1,900.00		- 16,250.00	
CASH IN CURRENT ACCT. START PERIOD	2,791.04		24,678.10	
CASH IN CURRENT ACCT. END PERIOD	566.87		566.87	
CASH IN RESERVE ACCT END PERIOD			9,180.71	
CASH IN CONTINGENCY END PERIOD			48,439.59	
TOTAL CASH ON HAND			58,187.17	



Rosemary Siemens
Treasurer

**STRATA PLAN NW 2884
1441 Blackwood Street
White Rock, B.C.**

Minutes of Council Meeting

Thursday, November 7th, 2019

Attendees: Paul Barber, Rosemary Siemens, Dinah Zimmerman, Dave Dunbar, Bill Douglas, Dave Bonnett and Leslie Hurtubise

- 1. The Meeting was called to Order by Paul Barber;**
- 2. The Minutes of the Strata Council Meeting of August 13th, 2019, were accepted;**

3. New Business:

Following the election of officers at the Annual General Meeting held on October 23rd, 2019, the following are the officially named Strata Council members:-

Dave Bonnett	-	President
Dinah Zimmerman	-	Vice-President
Rosemary Siemens	-	Treasurer

Leslie Hurtubise	-	Secretary
Bill Douglas	-	Council Member
Dave Dunbar	-	Council Member

4. OLD BUSINESS:-

- (a) Paul reported that the roof fan at the south end of the building was in sufficiently good running order to operate until next summer when it, along with the fan at the north end, should both be replaced;
- (b) Rosemary reported that our roof had been inspected on October 2nd and 3rd, 2019. A few small repairs were made at a cost of \$859.50 and, in general, our roof was found to be in good condition;
- (c) Paul advised that the recent amendment to Bylaw 3-1 had now been filed and a copy will be attached to these Minutes. Owners should file this amendment with their copy of the Bylaws.
- (d) Council had a discussion with respect to Christmas gift certificates for our gardeners, cleaner, garbage container removal service and it was agreed that a \$50.00 gift certificate should also be given to our handyman, Morgan in appreciation for the work he does on our behalf.

REMINDER TO OWNERS:

If you have any questions, comments or concerns, please put a note into the mail slot of the office so that they can be discussed at our next Council Meeting.

Owners are reminded to please refrain from putting unwanted household items on the floor in or around the garden room or garage area. Your unwanted items should be taken to one of the many Thrift Shops in our area, or arrangements can be made with Big Brothers to have them picked up.

Please also refrain from putting regular plastic bags into the organic waste bin.

Please put only refundable bottles into the small blue bins as they are being taken, on a regular basis, to the recycle depot and the proceeds are now going to be donated to Childhood Cancer Charities.

5. As there was no further business, the Meeting was adjourned,

A handwritten signature in cursive script that reads "Dave Bonnett". The signature is written in dark ink and is positioned above a horizontal line.

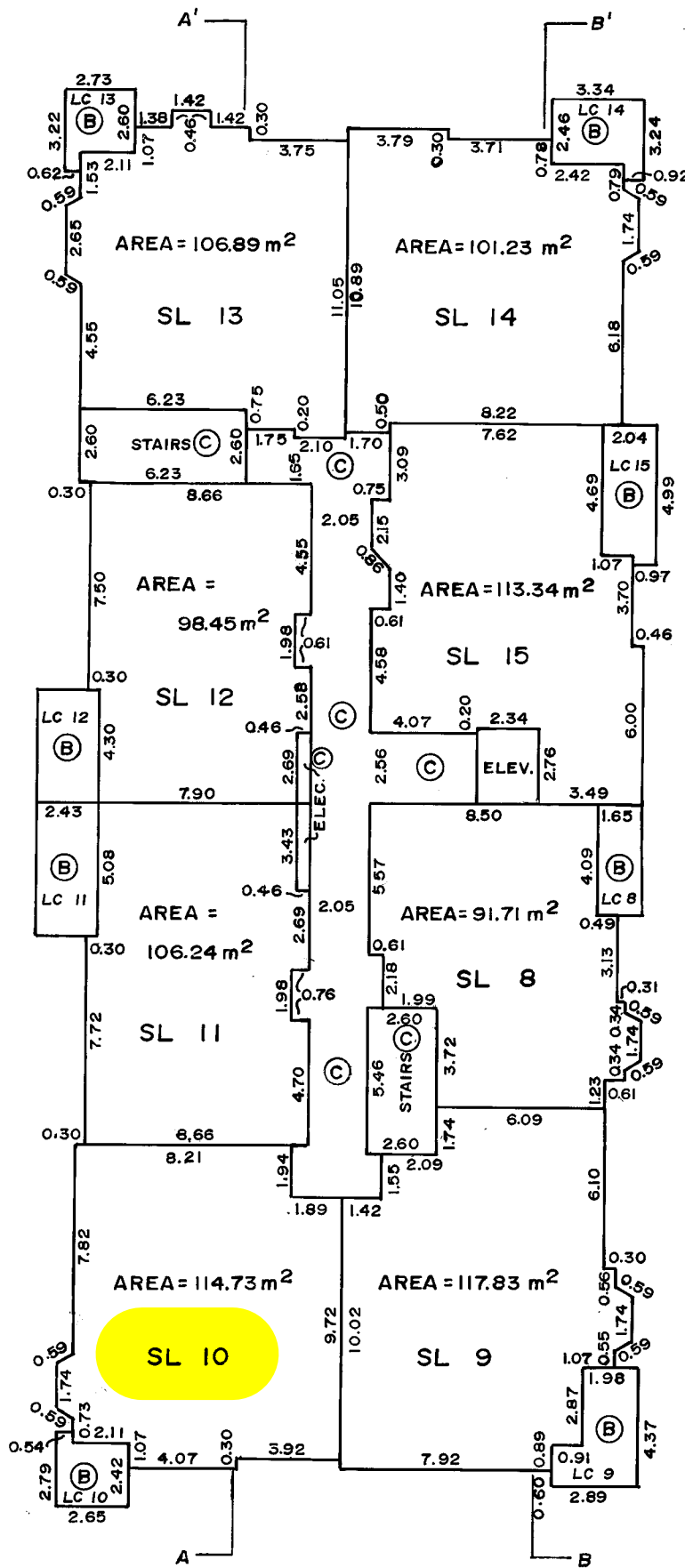
Dave Bonnett, President, Strata Plan NW 2884

STRATA PLAN NW 2884

FLOOR PLANS

SCALE 1:250 METRIC

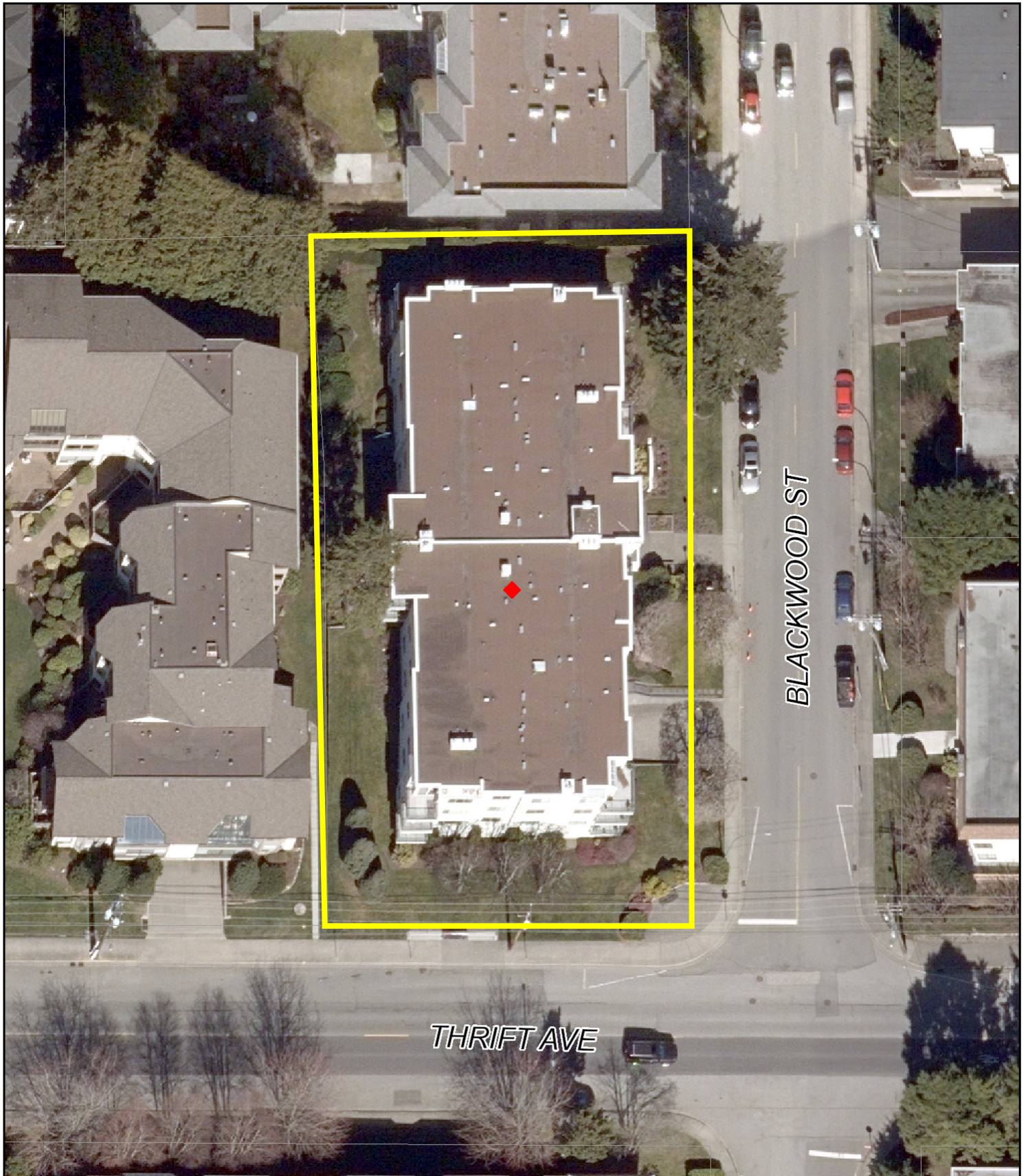
SECOND FLOOR





W R O M S

City of White Rock Mapping Online System



203 1441 Blackwood Street

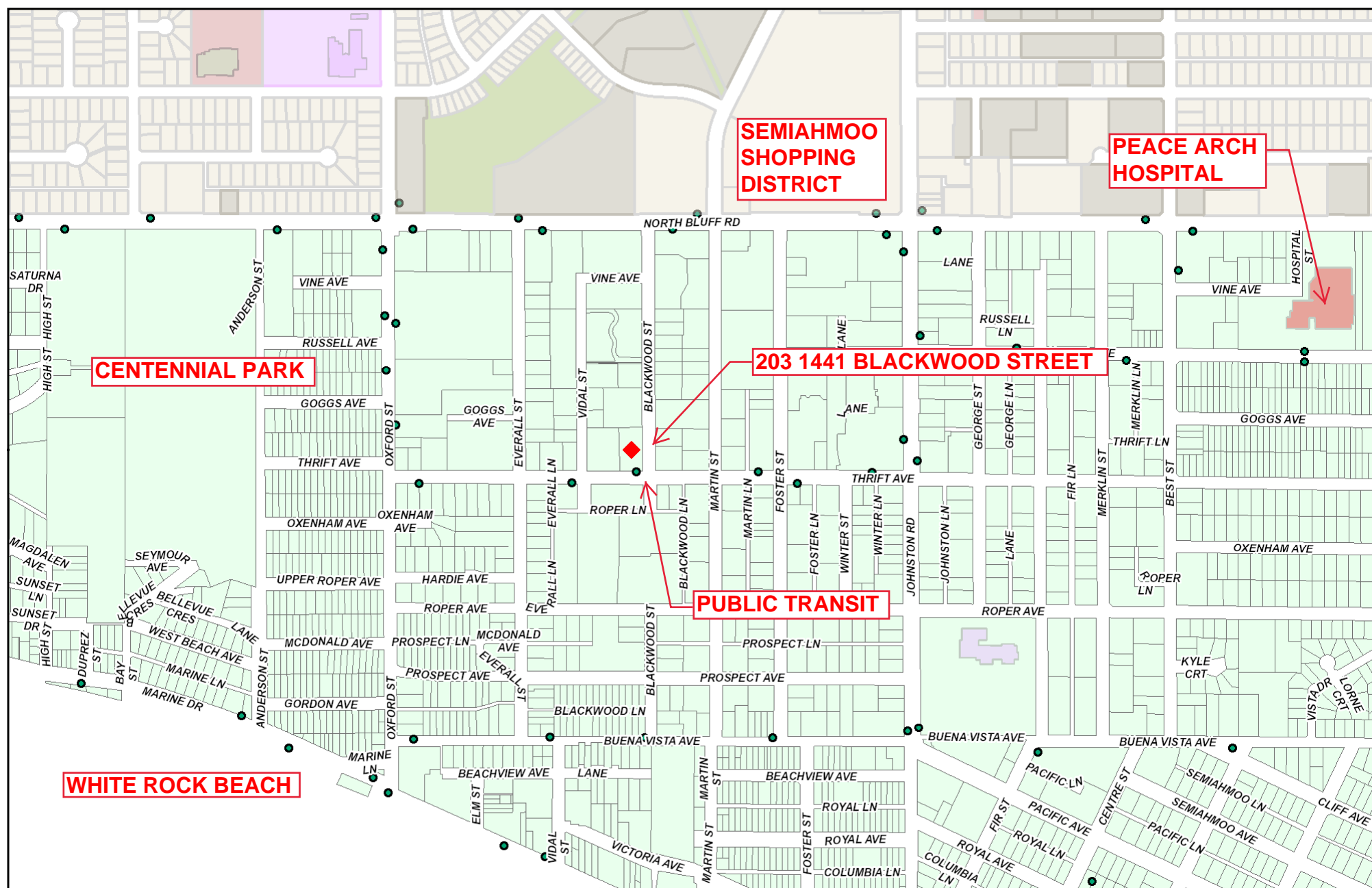
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and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



Scale: 1:500

Map created on:
2019-12-19

WHITE ROCK
My City by the Sea!



203 1441 Blackwood Street

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Scale: 1:8,000



Map created on: 2019-12-19

WHITE ROCK BEACHES

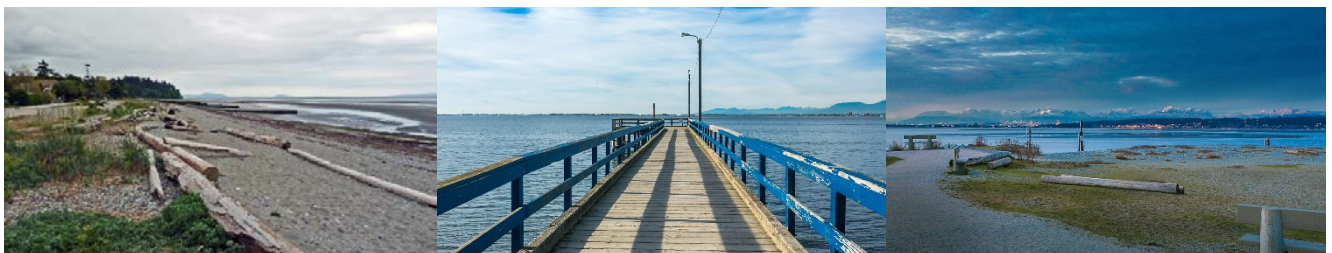
White Rock Beach is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the 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.



North Bluff Rd./ 16th Ave.



Legend

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

★ map is not to scale

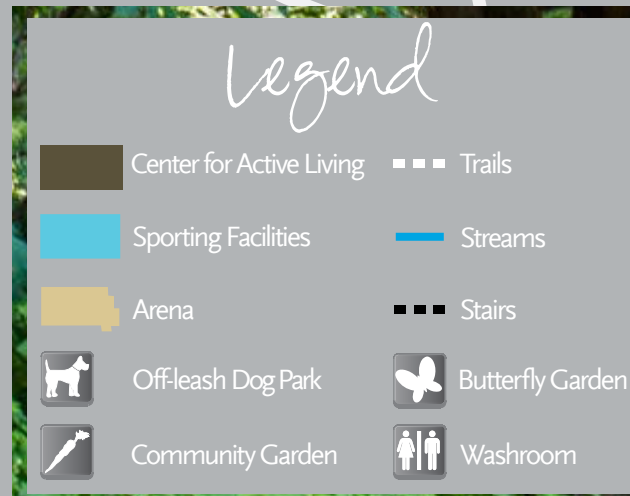
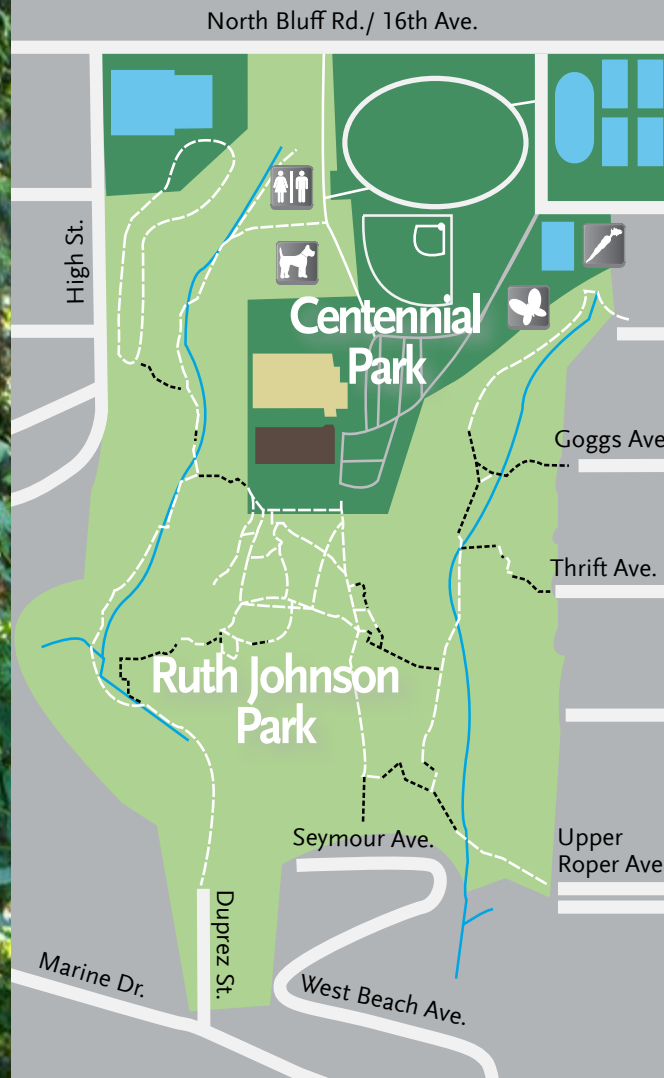


WHITE ROCK
Our City by the Sea!

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!