



907 1441 JOHNSTON ROAD

907 1441 Johnston Road

Miramar Village, White Rock \$1,249,500



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



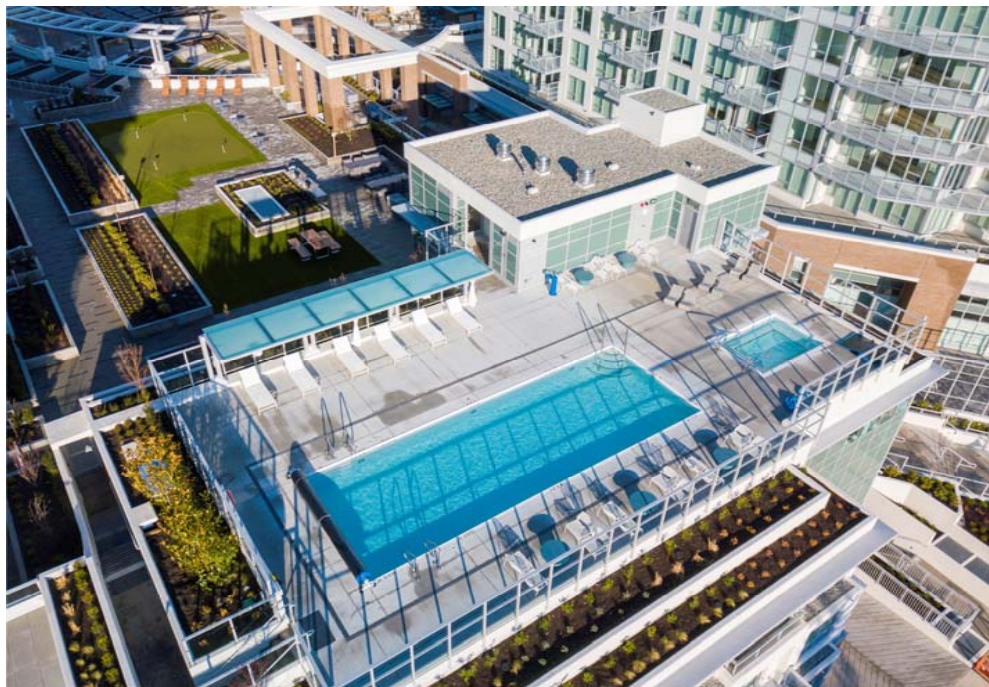
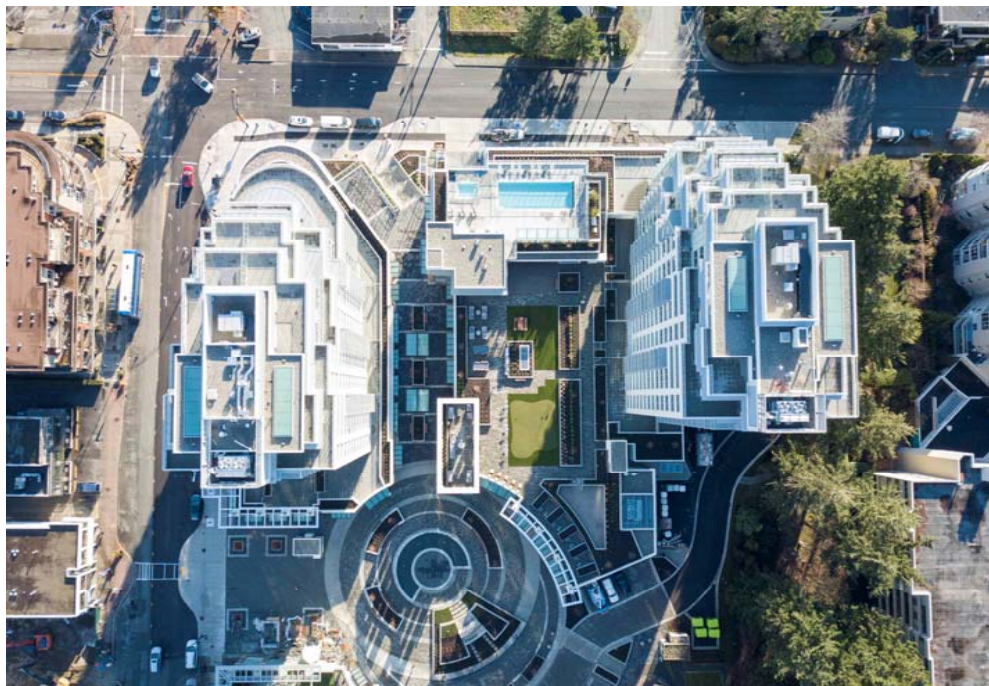
HUGH & MCKINNON
REALTY
ESTABLISHED 1909



Hugh & McKinnon Realty
14007 North Bluff Road, White Rock









Presented by:
Beebe Cline - PREC

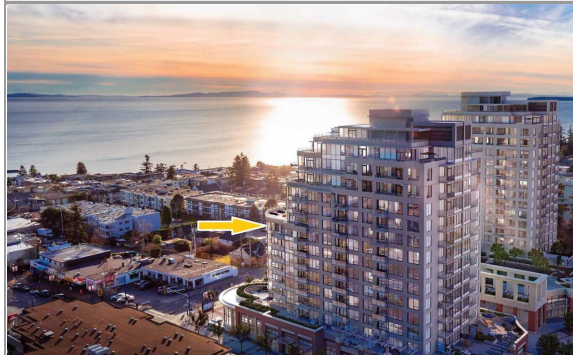
Hugh & McKinnon Realty Ltd.
Phone: 604-531-1909
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Active
R2580529
Board: F
Apartment/Condo

907 1441 JOHNSTON ROAD
South Surrey White Rock
White Rock
V4B 3Z4

Residential Attached
\$1,249,500 (LP)
(SP)



Sold Date: Frontage (feet): Original Price: **\$1,249,500**
Meas. Type: Frontage (metres): Approx. Year Built: **2020**
Depth / Size (ft.): Bedrooms: **2** Age: **1**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$0.00**
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2020**
Exposure: **Southeast** Maint. Fee: **\$697.98** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **031-209-645**
Mgmt. Co's Name: **First Service Residential** Tour: **Virtual Tour URL**
Mgmt. Co's Phone: **855-683-8900**
View: **Yes: Panoramic Ocean & Mountains**
Complex / Subdiv: **Miramar Village**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: 1 Storey, Corner Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Side
Construction: Concrete, Concrete Frame	Parking: Garage; Underground, Visitor Parking		
Exterior: Concrete, Glass	Locker: Y		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1/2 Blk		
Rain Screen: Full	Units in Development: 230		
Renovations:	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Property Disc.: Yes		
Fireplace Fuel:	Fixtures Leased: No		
Fuel/Heating: Electric, Natural Gas, Radiant	Fixtures Rmvd: No		
Outdoor Area: Balcony(s)	Floor Finish: Hardwood, Tile		
Type of Roof: Tar & Gravel			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**
Legal: **STRATA LOT 67 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4098**

Amenities: **Air Cond./Central, Exercise Centre, Garden, Pool; Outdoor, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Intercom, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'0 x 5'2			x			x
Main	Kitchen	8'11 x 7'11			x			x
Main	Living Room	10'0 x 12'0			x			x
Main	Dining Room	10'0 x 12'0			x			x
Main	Master Bedroom	11'10 x 11'4			x			x
Main	Bedroom	11'3 x 11'0			x			x
Main	Laundry	6'7 x 6'1			x			x
		x			x			x
		x			x			x
		x			x			x

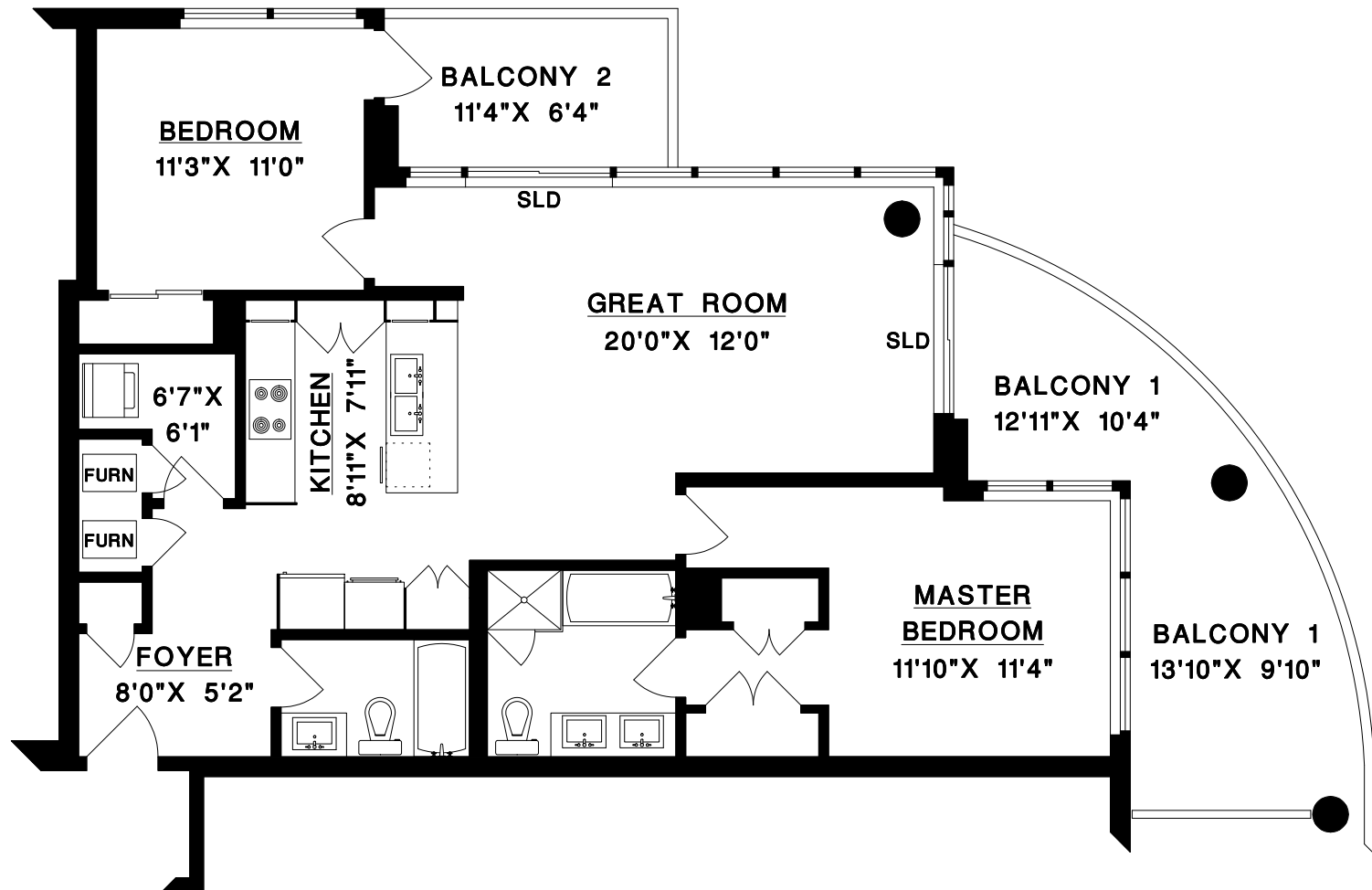
Finished Floor (Main): 1,072	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total): 1,072 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5			No	Grg Dr Ht:
Unfinished Floor: 0				6			No	
Grand Total: 1,072 sq. ft.	Basement: None			7			No	
				8			No	

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

Miramar Village by esteemed builder Bosa. Beautiful pristine White Rock, Tower C. South East corner location. Panoramic ocean, islands & majestic Mount Baker views. 2 bedroom/2 spa inspired bathrooms, 1,115 sqft. Two balconies at 292 sqft, luxurious contemporary finishings & air conditioning. Storage locker (#28) and two underground parking (#615 & # 616). Amenities: residents health club, 15,000 sqft roof terrace retreat, outdoor pool deck with spa and putting green. Indoor lounge & 12 hour daily concierge. 51,000 sqft of retail shopping at Base: banks, grocery stores & coffee shops ect. Schools: White Rock Fine Arts & Semiahmoo w/ IB Program. Healthy walk to the beach, breathing clean Ocean Air. 2 pets & rentals ok, all ages welcome, GST included in price. Vacant & ready for move-in!

BEEBE CLINE

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MAIN FLOOR	1072	SQ. FT.
FINISHED AREA	1072	SQ. FT.

BALCONY 1	208	SQ. FT.
BALCONY 2	73	SQ. FT.



DRAWN BY: CN
DATE: DECEMBER 2020
REVISED:

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan EPS 4098 certify that the information contained in this certificate with respect to Strata Lot 67 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above is: \$ **697.98**
- (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*): \$ **Nil**
- (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

(Since records may be unavailable or incomplete, purchaser should request the seller to disclose any applicable 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:

Any special levy that has been approved is due and payable now by the current owner.

- (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: **Final Expenses Are Undetermined**
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund:

\$ **0.00** as of **December 16, 2020**.

(The amount of the Contingency Reserve Fund may not be supported by cash and may not include emergency expenditures approved by Council.)

- (g) Are there any amendments to the bylaws that are not yet filed in the Land Title Office?

☒ No

☐ Yes

- (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

- (h.1) Are there any winding-up resolutions that have been passed?

☒ No

☐ Yes

- (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

- (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

(The above may not include notices that were served directly to the Council or foreclosure proceedings against individual strata lots)

- (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

- (l) Number of strata lots in the strata plan that are rented:

To the best of our knowledge and as reported to us is 51 as of December 6, 2020.

(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 check 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) ...615 & 616...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) ...615 & 616...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.

Disclaimer:

The parking stall number(s) provided above is to the best of our knowledge as compiled from the records of the Strata Corporation and information collected from the owners. FirstService Residential makes no representations and gives no warranties of any kind, including without limitation, implied warranties or conditions as to the accuracy, completeness or currency of the information. In addition, FirstService Residential makes no representations or warranties regarding compliance with the Strata Property Act in relation to the allocation of parking stalls.

(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 check 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 parts of a 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) ...28...is/are common property

(iii) For each storage locker(s) 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) ...28...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.

Disclaimer:

The storage locker number(s) provided above is to the best of our knowledge as compiled from the records of the Strata Corporation and information collected from the owners. FirstService Residential makes no representations and gives no warranties of any kind, including without limitation, implied warranties or conditions as to the accuracy, completeness or currency of the information. In addition, FirstService Residential makes no representations or warranties regarding compliance with the Strata Property Act in relation to the allocation of storage lockers.

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: December 16, 2020

Signature of Council Member

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

OR



Signature of Strata Manager, if authorized by strata corporation



BFL CANADA Insurance Services Inc.
1177 West Hastings Street, Suite 200
Vancouver, British Columbia, V6E 2K3

Tel.: 604-669-9600
Fax: 604-683-9316
Toll Free: 1-866-669-9602



SUMMARY OF COVERAGES

Named Insured	The Owners, Strata Plan EPS4098, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners
Project Name	MIRAMAR VILLAGE
Property Manager	FirstService Residential BC Ltd. dba FirstService Residential
Policy Period	December 01, 2020 to December 01, 2021
Policy Number	BFL04EPS4098
Insured Location(s)	1441 Johnston Road, White Rock, BC V4B 3Z4, 15165 Thrift Avenue, White Rock, BC V4B 3Z4

INSURING AGREEMENT



PROPERTY

All Property, Stated Amount Co-Insurance, Replacement Cost,
Blanket By-Laws.

As Per Limit of Liability

	DEDUCTIBLE	LIMIT
Primary Limit of Liability:		\$40,000,000
Excess Limit of Liability:		\$60,000,000
Excess Limit of Liability, 2nd Excess:		\$5,000,000
Property Extensions - Annually Aggregated		\$5,000,000
Lock & Key	\$2,500	Included
Additional Living Expenses - \$50,000 Per Unit		Included
All Risks	\$100,000	
Sewer Backup	\$100,000	
Water Damage	\$100,000	
Earthquake (Annual Aggregate)	15% (minimum \$250,000)	As Per Limit of Liability
Flood (Annual Aggregate)	\$100,000	As Per Limit of Liability
Resultant Damage from Construction Defect	\$150,000	
Gross Rentals, 100% Co-Insurance, Indemnity Period (Months) : N/A		Not Covered



CRIME

	DEDUCTIBLE	LIMIT
Employee Dishonesty - Including Property Manager and Elected Officer Theft	Nil	\$1,000,000
Broad Form Money and Securities	Nil	\$10,000



COMMERCIAL GENERAL LIABILITY

	DEDUCTIBLE	LIMIT
Bodily Injury & Property Damage	\$2,500	\$30,000,000
Non-Owned Automobile	\$2,500	\$30,000,000
Infectious Agent or Communicable Disease Exclusion - With Limited Exceptions		
Total Pollution Exclusion		



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INSURING AGREEMENT



CONDOMINIUM DIRECTORS & OFFICERS LIABILITY

	DEDUCTIBLE	LIMIT
Claims Made Form - Including Property Manager	Nil	\$20,000,000
Privacy Event Expenses	Nil	\$50,000
Cyber Liability	Nil	\$50,000



BLANKET GLASS - Includes Lobby Glass

	DEDUCTIBLE	LIMIT
Residential	\$500	Blanket
Commercial	\$500	
Canopy	\$1,000	



EQUIPMENT BREAKDOWN

	DEDUCTIBLE	LIMIT
Standard Comprehensive Form including Production Machines and Electronic Equipment	\$2,500	\$105,000,000
- Deductible Waiver Endorsement with respect to losses exceeding \$25,000		
Extra Expense – 100% available in first month	24 Hour Waiting Period	\$1,000,000
- Additional Living Expenses Endorsement - Per Unit		\$25,000
Loss of Profits – Rents, Indemnity Period (Months): N/A	N/A	Not Covered



POLLUTION LIABILITY

	DEDUCTIBLE	LIMIT
Each Event	\$25,000	\$1,000,000
Aggregate Policy Limit		\$5,000,000



VOLUNTEER ACCIDENT

	DEDUCTIBLE	LIMIT
Maximum Limit of Loss	See Policy Wordings	\$1,000,000



LEGAL EXPENSES

	DEDUCTIBLE	LIMIT
Each Event	Nil	\$1,000,000
Annual Aggregate.		\$5,000,000



TERRORISM

	DEDUCTIBLE	LIMIT
Per Occurrence.	\$1,000	\$350,000
Annual Aggregate		\$350,000



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Vancouver, British Columbia, V6E 2K3

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TOTAL INSURABLE VALUE

Appraisal Date: December 1, 2020

All Property

\$105,000,000

Gross Rentals, 100% Co-Insurance, Indemnity Period (Months)

Not Covered

Loss Payable

All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.

Additional Insured

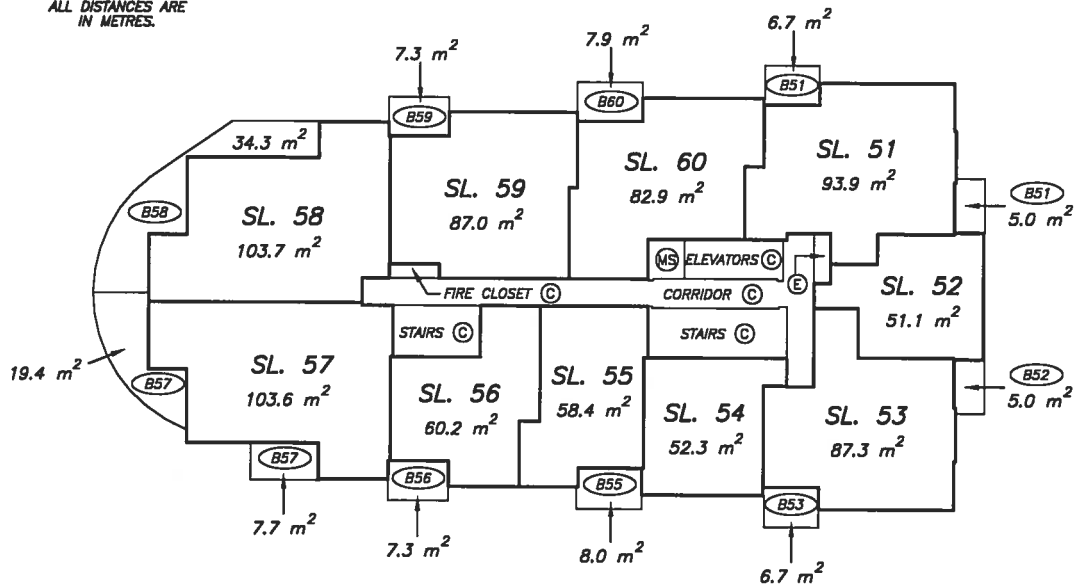
All other Air Space Parcel Owners, Easement Agreement Parties & Remainder Owners as their interest may appear.

This record sheet is intended for reference only. Please refer to your polic(ies) for complete details.

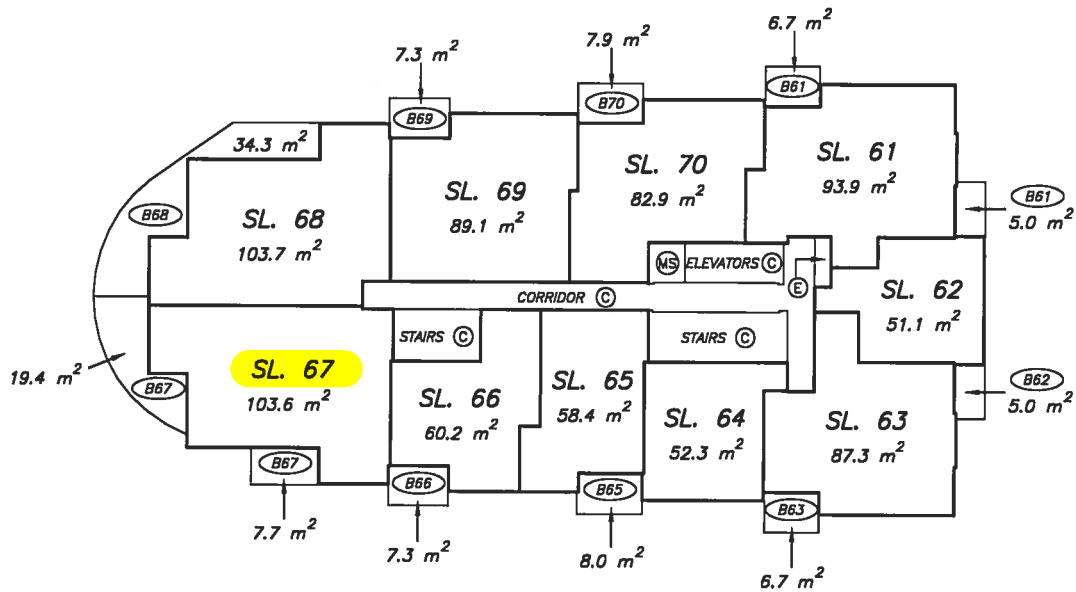
TOWER 3 **LEVEL 8 & 9** **FLOOR PLAN**



SCALE 1:250



LEVEL 8



LEVEL 9

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.

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: 1,115 Square Feet
- Two Full Bathrooms
- Air Conditioning
- Heat Recovery Ventilator (HRV) for Fresh Air
- Nest Thermostat
- Durable & Seamless Engineered Wood Throughout
- Expansive Windows
- 6'8 Foot Interior Suite Passage Doors

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 Bosch Full-Size Integrated Appliances:
 - o 30" Refrigerator with Bottom Freezer
 - o 30" Gas Cooktop & Convection Wall Oven
 - o 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
- 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

BALCONY

- 292 Square Feet

PARKING

- Two Parking Stalls Included

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

WEST TOWER & EAST TOWER

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
- 6'8" door surrounds on interior suite passage doors

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 drawers-slide mechanisms
- Premium Bosch full-size appliance package in 2-bedroom homes:
 - » 30" integrated refrigerator with bottom freezer
 - » 30" gas cooktop and convection wall oven

- » Sleek 24" dishwasher with integrated door panel
- Premium Bosch 1-bedroom appliance package:
 - » 24" integrated refrigerator with bottom freezer
 - » 24" gas cooktop and convection wall oven
 - » Sleek 18" dishwasher with integrated door panel
- Stylish task lighting
- 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
- 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
- Nuheat™ Radiant under-floor heating in all bathrooms

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
- BOSAvolt™ 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

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.

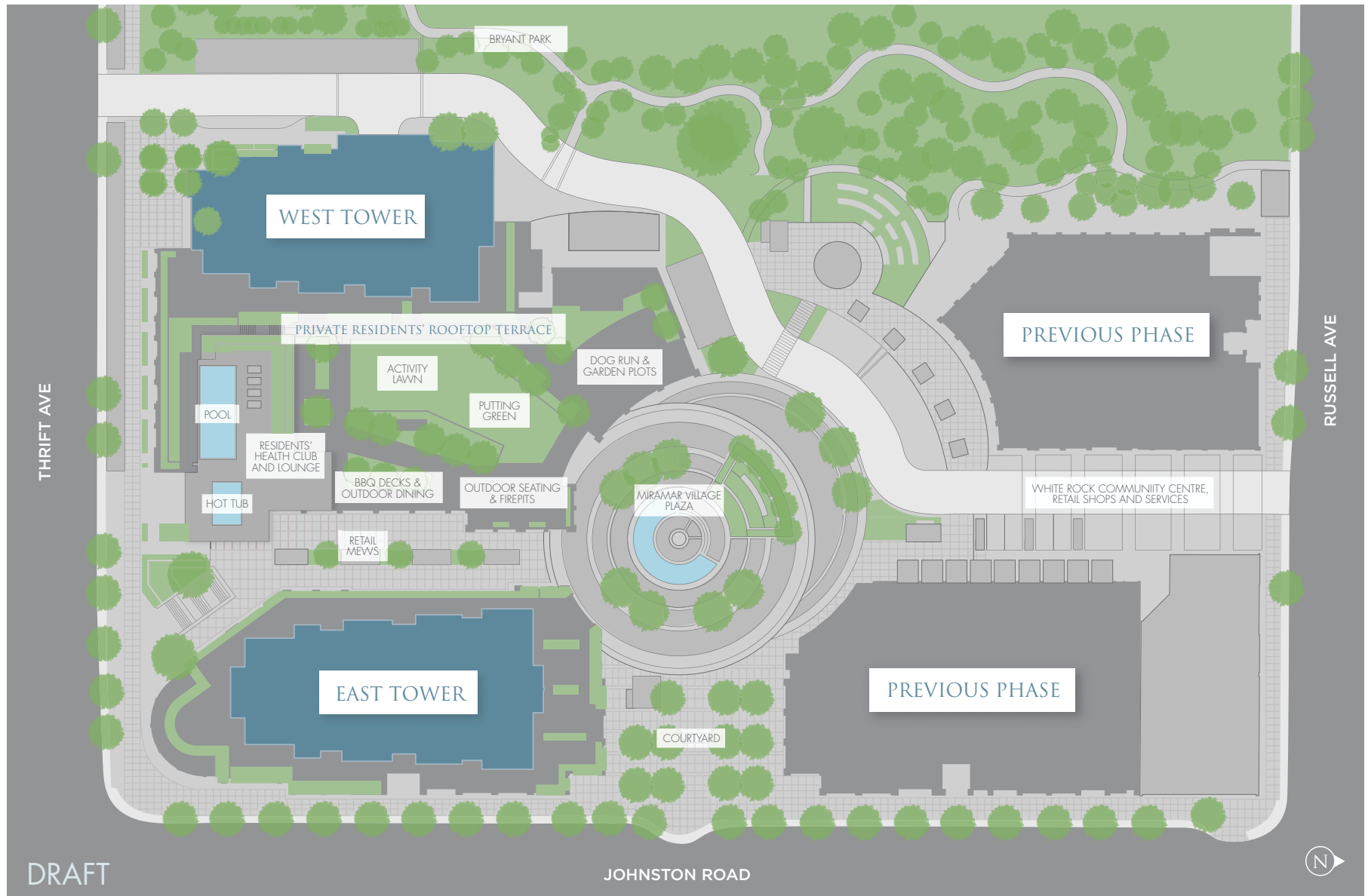


BEST OF ALL, IT'S A BOSA

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.

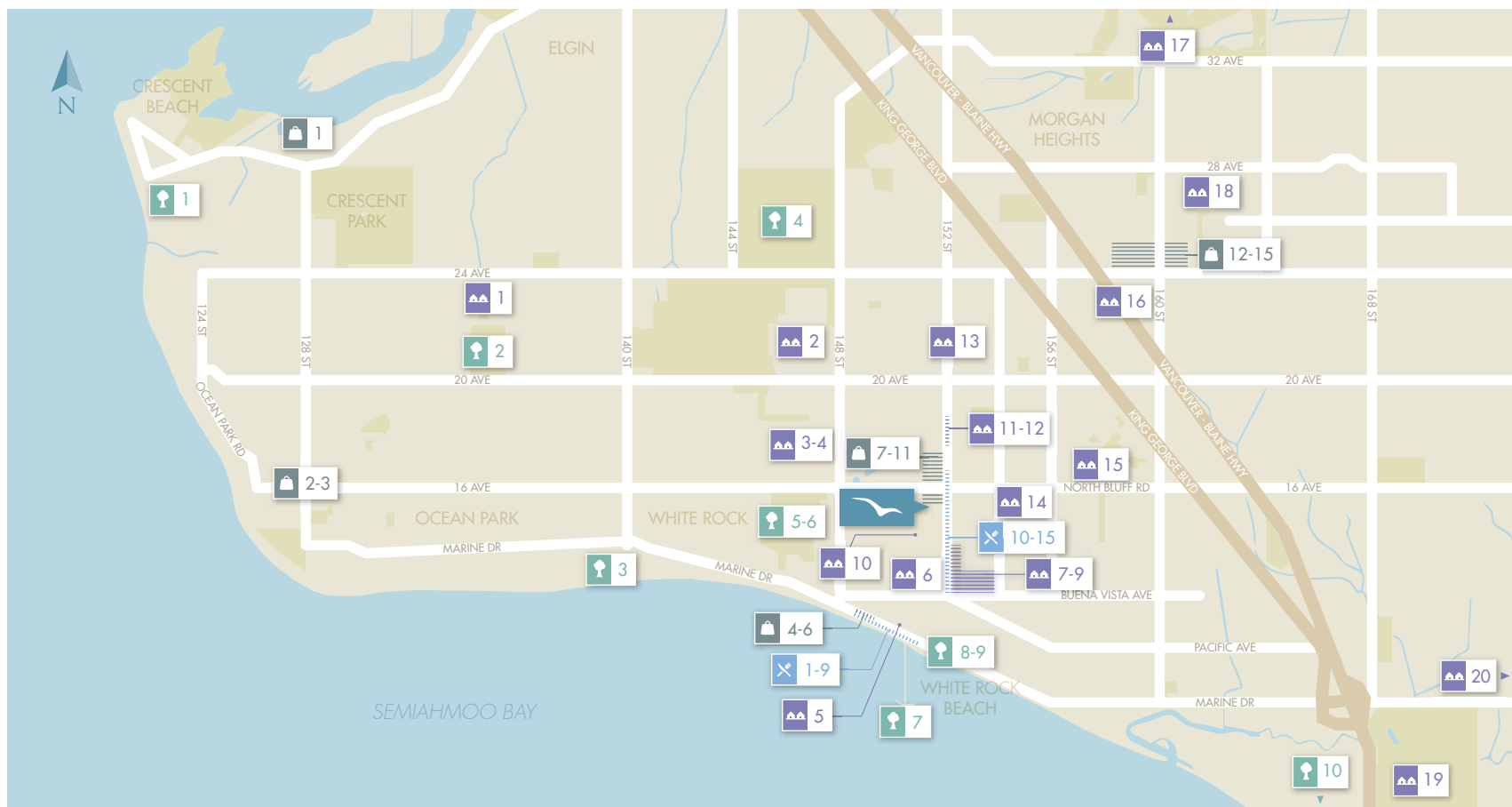
A VILLAGE BY THE SEA

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 Coldicutt 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 | |