

**UNIT 15 1725 SOUTHMERE CRESCENT  
ENGLESEA PLACE**



















Presented by:  
**Beebe Cline - PREC**

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



**Active**  
**R3026872**  
Board: F  
Townhouse

**15 1725 SOUTHERE CRESCENT**

South Surrey White Rock  
Sunnyside Park Surrey  
V4A 7A7

Residential Attached  
**\$1,148,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,148,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1983</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>42</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RM15</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,664.30</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>	P.I.D.: <b>002-052-741</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :Gardens</b>		Tour:
Complex / Subdiv: <b>Englesea Place</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Brick, Wood**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2012**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit: **1/2 Blk** Dist. to School Bus: **1 Blk**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Tile, Carpet**

Legal: **STRATA LOT 25 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW1860 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Garden, Pool; Outdoor**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Windows - Thermo**

Finished Floor (Main): **1,220**  
Finished Floor (Above): **962**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,182 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,182 sq. ft.**

Suite: **None**  
Basement: **Crawl**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **10**

Units in Development: **53** Tot Units in Strata: **53** Locker: **No**  
Exposure: **South** Storeys in Building:  
Mgmt. Co's Name: **Fraser Campbell Property Mgmt** Mgmt. Co's #: **604-585-3276**  
Maint Fee: **\$543.56** Council/Park Apprv?: **No**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal, Water**

Bylaws Restrictions: **Pets Allowed w/Rest.**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed: **100%**  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'3 x 6'5	Above	Primary Bedroom	19'6 x 12'9	1	Main	2	No
Main	Eating Area	11'7 x 7'10	Above	Bedroom	14'4 x 13'9	2	Above	4	Yes
Main	Kitchen	11'8 x 9'5	Above	Den	9'7 x 5'1	3	Above	3	Yes
Main	Dining Room	14'5 x 7'10			x	4			No
Main	Living Room	21'3 x 19'3			x	5			No
Main	Den	13'7 x 10'11			x	6			No
Main	Laundry	7'0 x 4'0			x	7			No
		x			x	8			No

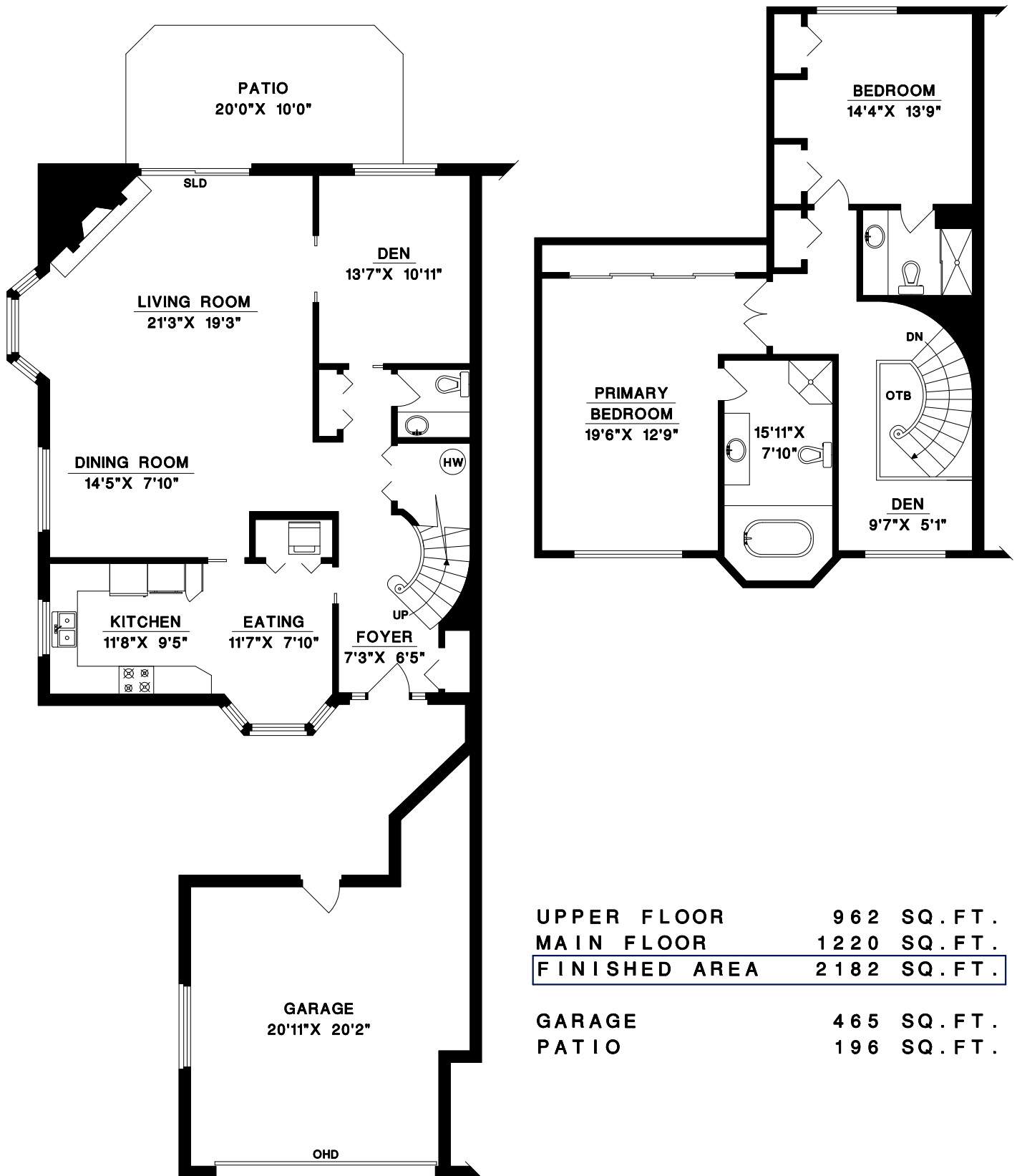
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

**End unit, duplex-style townhome at "Englesea Place" with Southern exposure in parklike setting. Two oversized bedrooms (both ensuited) + den and 2.5 baths. Bright 2,182 SF on two levels, vaulted ceilings & multiple skylights. Side-by-side double garage. Amenities include heated outdoor pool & clubhouse. Complex Updates: roofs, garage doors & exterior cedar stained siding & fences. 2 pets welcome (up to 18" & 40 pounds). Walk to Semiahmoo Mall, shopping, schools & transit. Stroll through Southmere Village Park. School Catchments: Thrift Elementary & Semiahmoo Secondary. Strata Fee: \$543.56/Month. Walk Score: 87.**

**BEEBE CLINE**

BUS: 604-531-1909  
CEL: 604-830-7458  
www.whiterocklifestyles.com

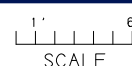
**#15 - 1725 SOUTHMERE CRESCENT,  
SURREY, B.C.**



UPPER FLOOR	962	SQ. FT.
MAIN FLOOR	1220	SQ. FT.
FINISHED AREA	2182	SQ. FT.

GARAGE	465	SQ. FT.
PATIO	196	SQ. FT.

\*Area measurements taken to center of all walls.



DRAWN BY: CN  
DATE: JULY 2025  
REVISED:

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

15 1725 SOUTHMERE CRESCENT				
<b>PROPERTY COST</b>		<b>Amount</b>		
<b>List Price</b>		\$ 1,148,000.00		
<b>EXPENSES</b>			<b>Monthly</b>	<b>Yearly</b>
Property Taxes			\$305.36	\$3,664.30
Strata Fee			\$543.56	\$6,522.72
Insurance			\$117.25	\$1,407.00
Hydro			\$59.00	\$708.00
Gas			\$148.00	\$1,776.00
Water / Sewer			\$83.17	\$998.00
<b>Total Expenses</b>			<b>\$ 1,256.34</b>	<b>\$ 15,076.02</b>

\*Expenses are based on estimated figures only and should be verified by the Buyer if deemed important

**Strata Property Act**  
**FORM B INFORMATION CERTIFICATE**  
**(Section 59)**

The Owners, Strata Plan NW 1860 certify that the information contained in this certificate with respect to **Strata Lot 25** is correct as of the date of this certificate.

- a) Monthly strata fees payable by the owner of the strata lot described above **\$543.56**
- 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 (to the best of our knowledge) ☐ yes (solarium/skylights/entrance canopy) ☐ yes  
*Note: Any approved or unapproved prior alterations are the responsibility of the owner.*  
*(Since records may be unavailable or incomplete, purchaser should check Bylaws and Rules and documents that are registered at Land Title Office and 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 **NIL**
- 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 **NIL**
- f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund **\$243,144**  
**(as at June 30, 2025)**
- 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  $\frac{3}{4}$  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  $\frac{3}{4}$  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
- 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



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) GARAGE is/are part of the strata lot  
☐ Parking stall(s) number(s) \_\_\_\_\_ is/are separate lot(s) or parts of a strata lot \_\_\_\_\_ (strata lot numbers if known, for each parking stall that is a separate lot or part of a separate lot )  
☐ Parking stall(s) number(s) \_\_\_\_\_ 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 development assignment.

Details:

**\*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(s) 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 lot(s) or parts of a strata lot \_\_\_\_\_ (strata lot numbers, if known, for each storage locker that is a separate lot or part of a separate lot )  
☐ Storage locker(s) number(s) \_\_\_\_\_ 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 development assignment.

Details:

**\*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.

o) a summary of the strata corporation's insurance coverage

(Provide a summary of the insurance coverage on a separate sheet or sheets.)

p) For the purposes of section 59 (3) (m) of the Strata Property Act, the following information is required:


Has the strata corporation obtained any electrical planning reports under section 94.1 of the Strata Property Act?

☐ no ☒ yes [attach copy of all electrical planning reports]

**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 most recent depreciation report, if any, obtained by the strata corporation under section 94.

Date: July 3, 2025

  
Per: Stephen Burchell-Davies, Strata Manager  
Strata Plan NW 1860

**STRATA PLAN NW 1860 (ENGLESEA)**  
**STATEMENT OF RECEIPTS AND EXPENDITURES**  
**1 PERIODS ENDED June 30, 2025**  
**(UNAUDITED-SEE NOTICE TO READER)**

	CURRENT MO	CURRENT MO	YTD	YTD	ANNUAL	BUDGET
	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	REMAINING
<b>RECEIPTS:</b>						
STRATA FEES	\$28,611.17	\$28,611.25	\$28,611.17	\$28,611.25	\$343,335.00	\$314,723.83
INTEREST INCOME	\$136.90	\$150.00	\$136.90	\$150.00	\$1,800.00	\$1,663.10
SURPLUS FORWARD	\$2,041.67	\$833.33	\$2,041.67	\$833.33	\$10,000.00	\$7,958.33
	\$30,789.74	\$29,594.58	\$30,789.74	\$29,594.58	\$355,135.00	\$324,345.26
<b>EXPENDITURES:</b>						
<b>ADMINISTRATION</b>						
MANAGEMENT FEES	\$1,627.50	\$1,575.00	\$1,627.50	\$1,575.00	\$18,900.00	\$17,272.50
INSURANCE/APPRaisal	\$6,824.67	\$8,083.33	\$6,824.67	\$8,083.33	\$97,000.00	\$90,175.33
DEPRECIATION REPORT	\$0.00	\$458.33	\$0.00	\$458.33	\$5,500.00	\$5,500.00
LEGAL FEES	\$0.00	\$208.33	\$0.00	\$208.33	\$2,500.00	\$2,500.00
MISCELLANEOUS	\$692.17	\$337.50	\$692.17	\$337.50	\$4,050.00	\$3,357.83
	\$9,144.34	\$10,662.49	\$9,144.34	\$10,662.49	\$127,950.00	\$118,805.66
<b>UTILITIES</b>						
GAS	\$116.00	\$166.67	\$116.00	\$166.67	\$2,000.00	\$1,884.00
ELECTRICITY	\$28.48	\$229.17	\$28.48	\$229.17	\$2,750.00	\$2,721.52
GARBAGE REMOVAL	\$1,743.15	\$1,666.67	\$1,743.15	\$1,666.67	\$20,000.00	\$18,256.85
TELEPHONE	\$49.23	\$50.00	\$49.23	\$50.00	\$600.00	\$550.77
	\$1,936.86	\$2,112.51	\$1,936.86	\$2,112.51	\$25,350.00	\$23,413.14
<b>PROPERTY AND BUILDINGS</b>						
PEST CONTROL	\$603.07	\$1,166.67	\$603.07	\$1,166.67	\$14,000.00	\$13,396.93
GARDEN MAINTENANCE	\$5,229.00	\$5,077.92	\$5,229.00	\$5,077.92	\$60,935.00	\$55,706.00
LAWN IMPROVEMENTS	\$0.00	\$416.67	\$0.00	\$416.67	\$5,000.00	\$5,000.00
LANDSCAPE UPGRADE	\$0.00	\$583.33	\$0.00	\$583.33	\$7,000.00	\$7,000.00
LARGE TREE CONTROL	\$0.00	\$416.67	\$0.00	\$416.67	\$5,000.00	\$5,000.00
IRRIGATION	(\$283.00)	\$166.67	(\$283.00)	\$166.67	\$2,000.00	\$2,283.00
REPAIRS AND MAINTENANCE	\$0.00	\$1,666.67	\$0.00	\$1,666.67	\$20,000.00	\$20,000.00
WINDOW REPAIRS	\$0.00	\$400.00	\$0.00	\$400.00	\$4,800.00	\$4,800.00
SNOW REMOVAL	\$0.00	\$750.00	\$0.00	\$750.00	\$9,000.00	\$9,000.00
DOOR MAINTENANCE	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$12,000.00	\$12,000.00
GUTTERS/ROOF/ANNUAL INSPEC	\$0.00	\$1,333.33	\$0.00	\$1,333.33	\$16,000.00	\$16,000.00
DRIVEWAY/SIDEWALK PAVERS	\$0.00	\$166.67	\$0.00	\$166.67	\$2,000.00	\$2,000.00
CLUBHOUSE	\$0.00	\$258.33	\$0.00	\$258.33	\$3,100.00	\$3,100.00
POOL	\$0.00	\$500.00	\$0.00	\$500.00	\$6,000.00	\$6,000.00
	\$5,549.07	\$13,902.93	\$5,549.07	\$13,902.93	\$166,835.00	\$161,285.93
SUB-TOTAL	\$16,630.27	\$26,677.93	\$16,630.27	\$26,677.93	\$320,135.00	\$303,504.73
	\$14,159.47	\$2,916.65	\$14,159.47	\$2,916.65	\$35,000.00	\$20,840.53
TRANSFER TO CONTINGENCY FUND	(\$3,254.58)	(\$2,916.67)	(\$3,254.58)	(\$2,916.67)	(\$35,000.00)	(\$31,745.42)
EXCESS (DEFICIENCY) FOR PERIOD	\$10,904.89	(\$0.02)	\$10,904.89	(\$0.02)	\$0.00	(\$10,904.89)



**STRATA PLAN NW 1860 (ENGLESEA)**  
**STATEMENT OF FUND BALANCES**  
**June 30, 2025**  
**(UNAUDITED-SEE NOTICE TO READER)**

**OPERATING FUND**

OPERATING FUND SURPLUS (DEFICIT) - OPENING BALANCE	\$73,194.14
TRANSFERS TO (FROM) OPERATING FUND	(\$2,041.67)
ROOF MOSS TREATMENT	\$0.00
EXCESS OF RECEIPTS OVER EXPENDITURES FOR PERIOD	<u>\$10,904.89</u>
OPERATING FUND SURPLUS (DEFICIT) - ENDING BALANCE	<u>\$82,057.36</u>

**CONTINGENCY RESERVE FUND**

CONTINGENCY RESERVE FUND-O/B	\$239,292.30
CRF CURRENT APPROPRIATIONS	\$3,254.58
CRF INTEREST INCOME	\$597.53
SPECIAL ASSESSMENT	\$0.00
CRF EXPENDITURES	\$0.00
TRFR TO/FROM CRF	<u>\$0.00</u>
CONTINGENCY RESERVE FUND - ENDING BALANCE	<u>\$243,144.41</u>

**SPECIAL LEVY FUND**

SPECIAL LEVY FUND - OPENING BAL	\$84,715.23
SPECIAL LEVY	\$0.00
INTEREST INCOME	\$122.71
EXPENDITURES	(\$48,842.82)
REFUND	\$0.00
TRFR TO/FROM SPECIAL LEVY FUND	<u>\$0.00</u>
SPECIAL LEVY FUND - ENDING BALANCE	<u>\$35,995.12</u>

**STRATA PLAN NW 1860 (ENGLESEA)**  
**BALANCE SHEET**  
**June 30, 2025**  
**(UNAUDITED-SEE NOTICE TO READER)**

**ASSETS**

**CURRENT:**

ENVISION CREDIT UNION	\$41,107.69
ENVISION CREDIT UNION-CRF	\$243,144.41
ENVISION CREDIT UNION-SPECIAL LEVY	\$29,407.77
ENVISION CREDIT UNION-HOLDBACK	\$0.00
ENVISION CREDIT UNION-CRF TERM	\$0.00
VANCITY-CRF ACCOUNT	\$0.00
PETTY CASH	\$0.00
STRATA FEES RECEIVABLE	\$6,589.04
DUE FROM OPERATING FUND	\$0.00
ACCOUNTS RECEIVABLE - OTHER	\$0.00
PREPAID EXPENSES	\$40,947.98
CAPITAL ASSETS	\$0.00
OTHER ASSETS	\$0.00
	<u>\$361,196.89</u>

**LIABILITIES AND FUND BALANCES**

**CURRENT:**

ACCOUNTS PAYABLE	\$0.00
ACCOUNTS PAYABLE-CRF	\$0.00
HOLDBACK PAYABLE	\$0.00
DUE TO CRF	\$0.00
SOCIAL FUND PAYABLE	\$0.00
DEPOSITS	\$0.00
MORTGAGE PAYABLE	\$0.00
TOTAL CURRENT LIABILITIES	<u>\$0.00</u>

**FUND BALANCES:**

OPERATING FUND - PER STATEMENT	\$82,057.36
CONTINGENCY RESERVE FUND - PER STATEMENT	\$243,144.41
SPECIAL LEVY FUND - PER STATEMENT	\$35,995.12
TOTAL FUND BALANCES	<u>\$361,196.89</u>





## Residential Strata Program Summary of Coverages - The Owners of Strata Plan NW1860

**Insured:** The Owners of Strata Plan NW1860, Englesea Place  
c/o Fraser Campbell Property Management Ltd.  
**Policy Period:** From: December 31, 2024 To: December 31, 2025  
**Location(s):** 1725, 1729, 1731 Southmere Crescent, Surrey, BC V4A 7A7

**Property Policy Number:** CMW M0955

**Effective:** December 31, 2024

Description Of Coverages	Limits Of Liability	Deductibles
<b>Property of Every Description</b> —Per Occurrence, Form CMWM-APRIL-2023, Appraisal: Dec 31, 2024, Year of Cycle: 1	\$27,014,000.	\$10,000.
Business Interruption	Not Covered	
All Risks (All Other Losses Deductible)		\$10,000.
Earthquake — (Annual Aggregate)	\$27,014,000.	10%, Minimum \$100,000.
Flood — Annual Aggregate	\$27,014,000.	\$25,000.
Water Damage		\$25,000.
Sewer Backup		\$25,000.
Exterior Glass Breakage - Wood Frame Construction Portions of Building		\$250.
Exterior Glass Breakage - All Other		\$1,000.
Commercial Glass Breakage and Canopy Glass Breakage		\$1,000.
Master Key Coverage and Lock and Key Coverage		\$2,500.
Illegal Drug Activity		\$50,000.
All Losses arising from Vacant Units		\$25,000.
<b>Equipment Breakdown</b> - By-laws Included	\$27,014,000.	\$1,000.
Business Interruption - Loss of Profits (Gross Rentals)	Not Covered	
Included Debris Removal; \$500,000 Water Damage; \$500,000 Ammonia Contamination; \$500,000 Hazardous Substances; \$500,000 Professional Fees; \$100,000 Contingent Business Interruption; \$100,000 Brands And Labels; \$100,000 Fungus Clean Up Or Removal Coverage; \$100,000 Service Interruption; \$250,000 Extra Expense; \$1,000,000 Expediting Expense	Included	
<b>General Liability</b> – Bodily Injury, Personal Injury and Property Damage Liability – Each Accident or Occurrence	\$10,000,000.	*\$1,000.
Products and Completed Operations – Aggregate Limit	\$10,000,000.	
Non-Owned Automobile	\$10,000,000.	
Advertising Injury Liability	\$10,000,000.	
Medical Payments – Each Person	\$50,000.	
Tenants’ Legal Liability – Any One Premises	\$500,000.	\$1,000.
Voluntary Compensation Extension – Strata Volunteers Coverage	\$100,000.	
(Weekly Indemnity of 2/3 of Employee’s Weekly Wage, but not exceeding \$500/week & set at \$500/week for Volunteer Workers)		
<b>Strata Corporation Directors &amp; Officers Liability</b> – Annual Aggregate – Claims Made; Defense Costs Outside limit of liability - No limitation	\$10,000,000.	Nil
<b>Professional Liability Extension for Property Manager per Wrongful Act</b> – Annual Aggregate – Claims Made	Included	Nil
Discrimination Defense Costs	Included	
Employment Practices Liability	Included	
<b>Broad Form Money &amp; Securities</b> - Loss Inside & Outside Premises, Depositors Forgery, Fraud, Theft, Robbery or Burglary	Not Covered	
Employee Dishonesty, Coverage – Form A – Including Property Manager and Designated Persons	Not Covered	
<b>Pollution Liability</b> – Each Pollution Event, Including Bodily Injury or Property Damage and Clean-up Costs	\$1,000,000.	\$10,000.
Aggregate (Master) Policy Limit	\$5,000,000.	
<b>Terrorism and Sabotage Coverage</b>	\$500,000.	\$2,500
<b>Group Accident &amp; Business Travel (Volunteer Accident Coverage)</b>	\$100,000.	7 Day Waiting Period
Principal Sum - \$100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks)		
Accident Expenses - various up to \$15,000. (please see wording) Dental Expenses \$5,000.		
<b>Intellect Privacy &amp; Data Breach</b>		Nil.
Liability	\$100,000.	
Expense	\$50,000.	
<b>Earthquake Deductible Buy-Down Coverage</b> – Annual Aggregate	Not Covered	
<b>Platinum Legal Services Retainer Contract</b>	<b>Aggregate Fees Cap per Legal Proceeding</b>	
Per Claim – \$1,500,000 Term Aggregate	\$1,000,000.	
Note: The Legal Services Retainer Contract with Clark Wilson LLP is not a contract of insurance but is a Retainer agreement between the Strata Corporation and Clark Wilson LLP for Legal Services as described in the Contract.		
Premium is fully earned.		

### Conditions – Property

- All Risks of direct physical loss or damage to property described at Location(s) of Risk shown above.
- Basis of Loss Settlement – Replacement Cost including by-laws
- Valuation Basis – Stated Amount
- Extended Replacement Cost – Not Covered
- Any Property additions, renovations or installation work will be subject to a limit of 15% of the insured value, with a maximum of \$1,000,000.

### Conditions – General Liability

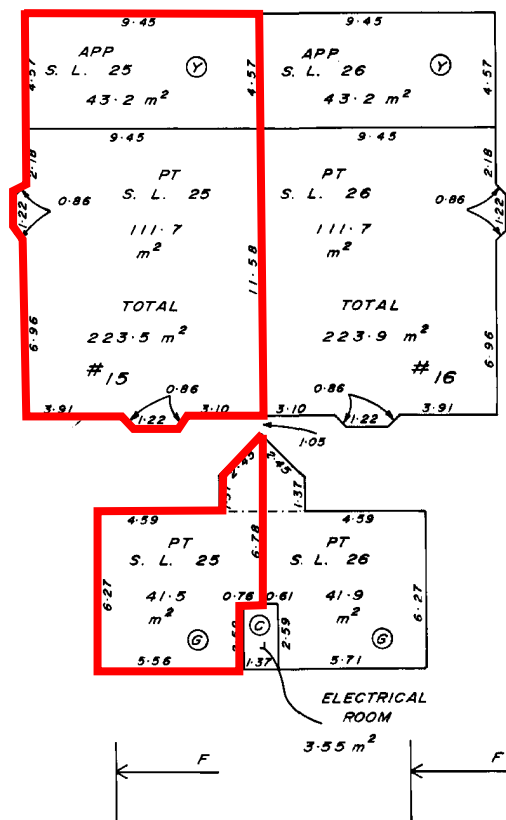
- Property Manager is an Additional Named Insured for their management of the Strata Plan.
- \*\$1,000. Bodily Injury Deductible shall be waived on the first bodily injury loss/claim if there is no prior bodily injury loss within 5 years from the effective date of the coverage term

### Notable Exclusions & Endorsements

- See Schedule of Forms
- Property Cyber and Data Endorsement / Property & Equipment Breakdown Communicable Disease Exclusion / Virus, Bacteria or Microorganism Exclusion / Declaration of Emergency Endorsement

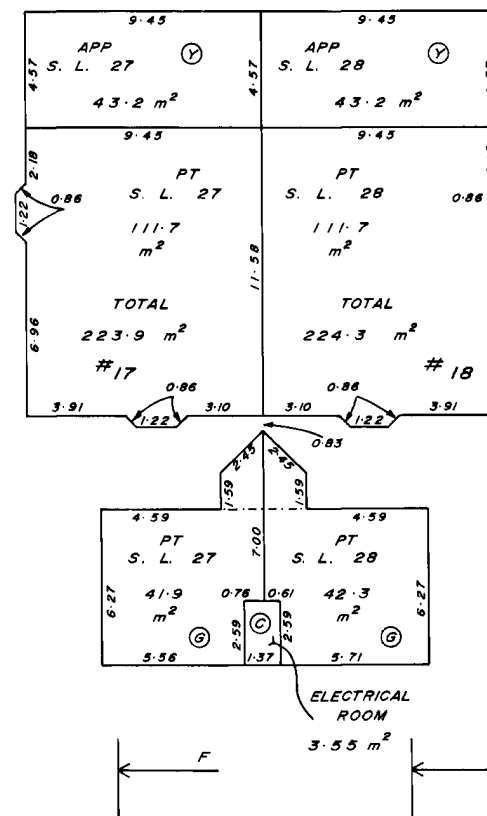
**STRATA LOTS 25 TO 28**  
**FIRST FLOOR PLAN**

SCALE 1 : 200



**STRATA PLAN NW1860**  
**PHASE II**

CIVIC ADDRESSES ARE ALL ON  
 1725 SOUTHWERE CRESCENT



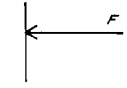
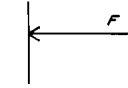
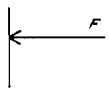
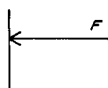
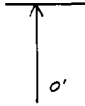
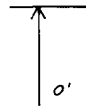
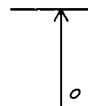
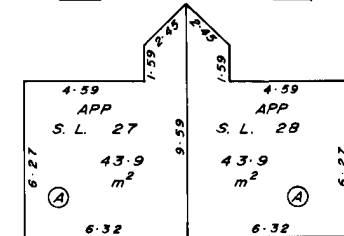
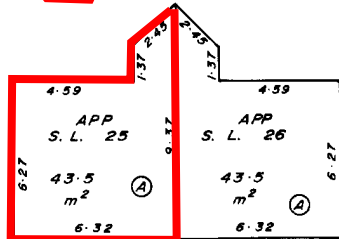
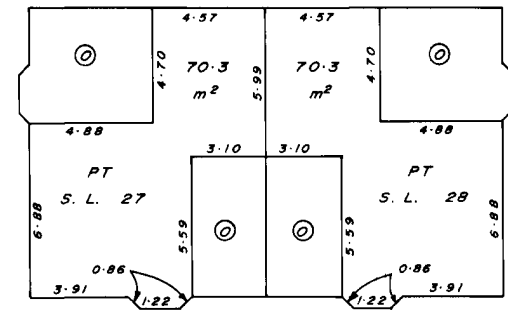
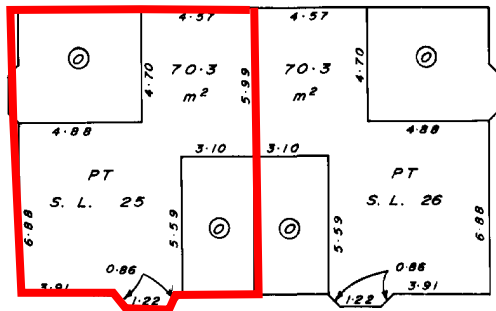
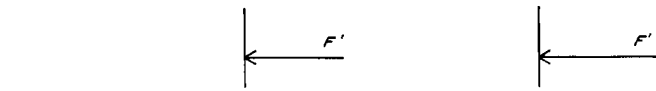


**STRATA LOTS 25 TO 28**  
**SECOND FLOOR PLAN**

SCALE 1 : 200



**STRATA PLAN NW 1860**  
**PHASE II**

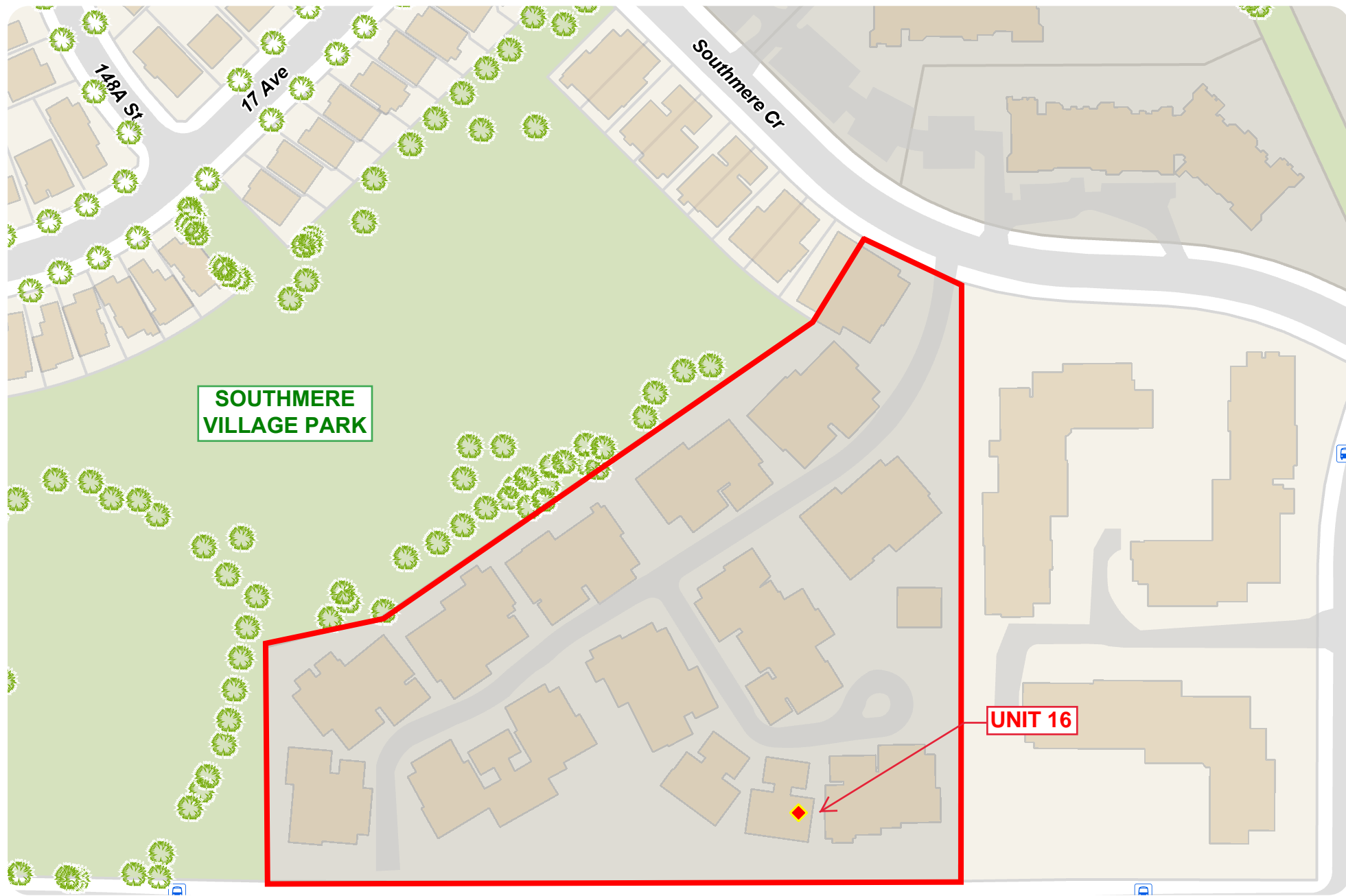


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FILE 6806 (3)



15 1725 Southmere Crescent

Scale: 1:1,625

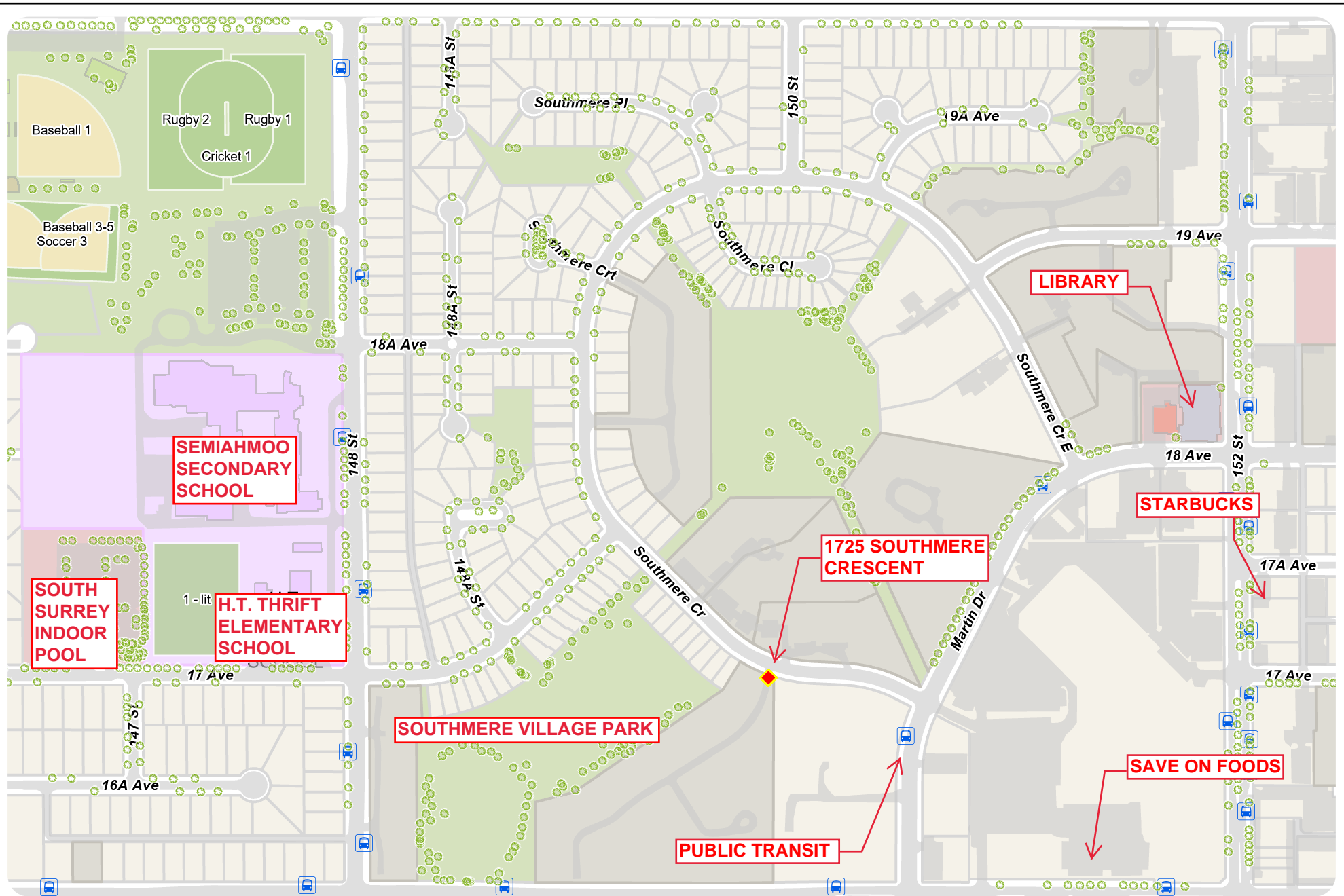
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km

Map created on: 2025-07-14





15 1725 Southmere Crescent

Scale: 1:4,680

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