

**407 1225 MERKLIN STREET
ENGLESEA MANOR II**











Presented by:
Beebe Cline - PREC

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



Active
R3048409
Board: F
Apartment/Condo

407 1225 MERKLIN STREET

South Surrey White Rock
White Rock
V4B 4B8

Residential Attached

\$489,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$489,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1988
Frontage(feet): 0.00	Bathrooms: 2	Age: 37
Frontage(metres):	Full Baths: 2	Zoning: RM-2
Depth / Size (ft.): 00	Half Baths: 0	Gross Taxes: \$2,539.35
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 010-933-328	Tax Inc. Utilities?: No
View: Yes :Garden & seasonal peek Ocean		Tour:
Complex / Subdiv: Englesea Manor II		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel, Torch-On**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing: **No**

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

Legal: **STRATA LOT 29 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW2765 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, Garden, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Smoke Alarm, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main): **956**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **956 sq. ft.**
Unfinished Floor: **0**
Grand Total: **956 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Fraser Campbell PM**
Maint Fee: **\$577.05**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Snow removal, Water**

Tot Units in Strata: **37** Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-585-3276**
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **1**
of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **Minimum 30 Days**
of Pets: **No Restriction** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Foyer	10'10 x 4'9
Main	Kitchen	9'2 x 8'11
Main	Dining Room	11'11 x 9'5
Main	Living Room	14'6 x 13'6
Main	Primary Bedroom	14'11 x 10'7
Main	Bedroom	11'1 x 8'10
Main	Laundry	6'0 x 3'5

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	No
2	Main	3	Yes
3			No
4			No
5			No
6			No
7			No
8			No

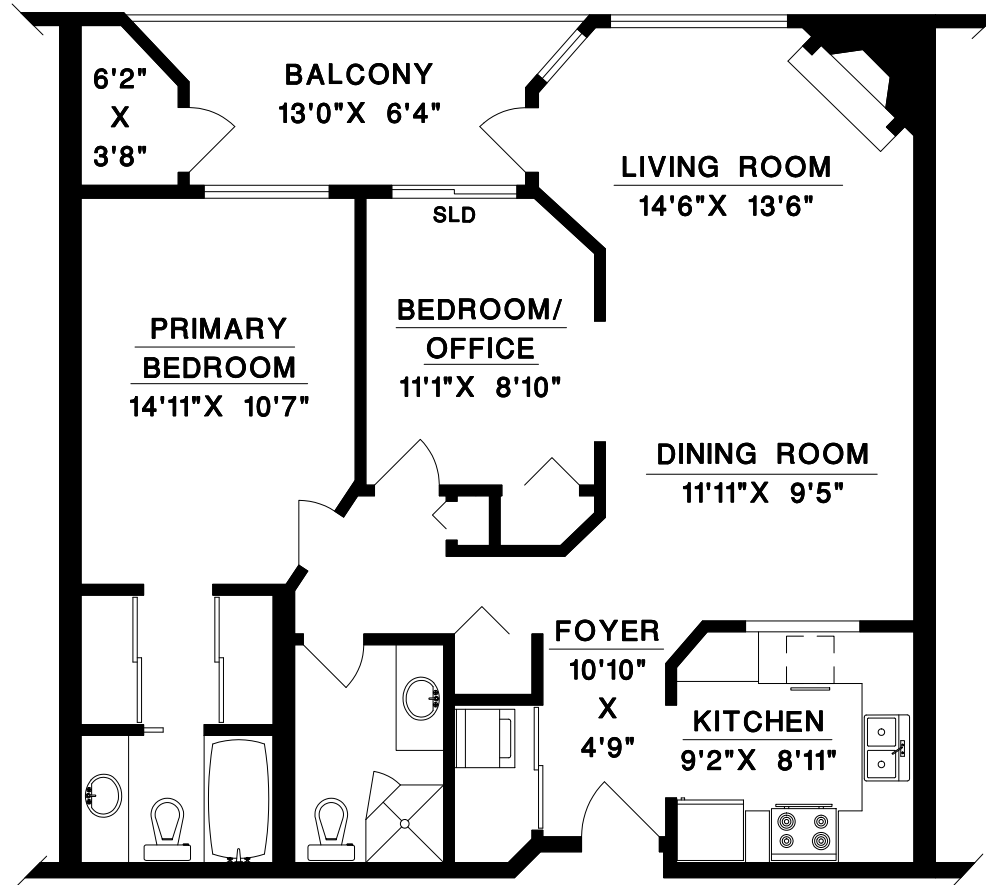
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Englesea Manor II, such a nice convenient location for enjoying White Rock. walk score 94: sidewalk safe and well lit, close to transit, 1 block to White Rock Elementary, groceries, errands, parks, dining & entertainment. A rare, peaceful no traffic street. #407 is inside courtyard, facing west. 2 bedroom & 2 full bath, spacious 956 SF. Fresh air, open west facing balcony 92 SF and shed 26 SF on balcony. Secondary school catchment: Semiahmoo with IB program. Strata Fee: \$577.05/Month, includes gas fireplace. Secure parking stall #17 / storage locker#14. Full strata package available. Virtual staging implemented on some photos, painted walls white & contemp furniture switched in - lots of possibilities here. Well priced to sell quickly. Vacant October 1 2025. Rentals allowed.

BEEBE CLINE

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

**#407 - 1225 MERKLIN STREET,
WHITE ROCK, B.C.**



MAIN FLOOR	956 SQ. FT.
FINISHED AREA	956 SQ. FT.

BALCONY	92 SQ. FT.
SHED	26 SQ. FT.



DRAWN BY: CN
DATE: SEPTEMBER 2025
REVISED:

ENGLESEA MANOR II - BUILDING UPDATES	
ITEM	LAST UPDATED/INSTALLED
Sanitary Line Repairs	2025
Windows Repairs (As Needed)	2024-2025
Stucco Painting	2022
Sewer Stack Cleaning & Repairs	2022
Lobby Carpeting	2020
Elevators	2019
Hot Water Storage Tank	2018
High Efficiency Boiler	2018
Interior Painting	2016
Hallway Carpeting	2016
Balcony/Deck Membrane	2013
Roofing: Modified Bitumen Membrane	2012
Garage Doors	2010

Strata Property Act
FORM B INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan NW 2765, certify that the information contained in this certificate with respect to **Strata Lot 29** is correct as of the date of this certificate.

- a) Monthly strata fees payable by the owner of the strata lot described above **\$605.90**
- 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, see attached

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 **\$370,541**
(as at November 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

- l) *Repealed. (B.C. Reg. 6/2023, s. 6 (a).)*

- 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 lot(s) or parts of a strata lot _____ (strata lot number(s), 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) 17 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) 17 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) 14 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) 14 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: December 16, 2023

Per: Nicole Verhoeven, Strata Manager
Strata Plan NW 2765



HUGH & MCKINNON

HUGH & MCKINNON REALTY LTD. *serving southern British Columbia since 1909*

October 9, 1992

#407, 1225 Merklin Street
White Rock, B.C.
V4B 4B8

Dear Mrs. Woolley:

I am writing on behalf of the Council, Strata Plan NW 2765, Englesea Manor II.

I am pleased to inform you that Council has granted you permission to have the living room window installed as per drawing and letter dated September 28, 1992. This permission is granted providing you assume responsibility for all maintenance of the window and the cost of any subsequent repairs which may result from the installation.

Please sign and return a copy of this letter to our offices to indicate your acceptance of these terms as stated and that you will advise any subsequent Owners of your strata lot of these conditions.

Thank you.

Yours truly,

HUGH & MCKINNON PROPERTY MANAGEMENT

Kathy Birchall
Property Management Department





HUGH & McKINNON

Left hand side

JUL 24 2001

July 19, 2001

Englesea Manor II
#407, 1225 Merklin Street
White Rock, BC V4B 4B8

Dear Ms.

RE: REPLACE PANELS IN BALCONY ENCLOSURE AREA

We are writing on behalf of the Strata Council for Strata Plan NW 2765, Englesea Manor II.

We are pleased to advise that Council approved your request to replace the panels in the balcony enclosure area.

Permission is granted with the understanding that you will take full responsibility for the alteration, safe storage and any repair costs, as well as its future maintenance. You will also undertake to advise future owners of your strata lot that they will be responsible for the replaced paneling. Please submit a signed copy of this letter indicating your acceptance of the above terms.

Should you have any questions, please do not hesitate to call the writer.

Yours truly,

HUGH & McKINNON REALTY LTD.

Carl Sloback, Strata Manager
for Strata Plan: NW 2765
Direct Line: 541-5214

c: Council

CS/gr



HUGH & McKINNON REALTY LTD. Since 1909

14007 - 16th Avenue, White Rock, British Columbia V4A 1P9 • Telephone: (604) 531-1909 • Fax: (604) 531-4624
Internet Web Site: www.hughmckinnon.com • E-Mail: info@hughmckinnon.com



HUGH & McKINNON

September 26, 1997

#407, 1225 Merklin Street
White Rock, BC V4B 4B8

Dear

RE: WINDOW INSULATATION

We are writing on behalf of the Strata Council, Strata Plan NW2765, Englesea Manor II.

We wish to acknowledge receipt of your request to install a window insulator for your sundeck.

The Strata Council reviewed your letter at the recent Strata Council meeting, held September 23rd, 1997. We are pleased to advise that the Council approved the "inflector" window insulation system, in accordance with your request. Approval is granted providing the Strata Bylaws and the following rules are adhered to:

1. The work must be undertaken in a good workmanlike manner.
2. You understand and agree to assume responsibility for:
 - a. any damage to your and the common property resulting from the installation;
 - b. the maintenance and repair of the window "inflector" insulation;
 - c. advising any subsequent owner of this suite of the responsibilities which will be passed onto him/her.
3. You will assume all costs incurred in the completion of the installation.
4. All work is to be completed in a manner which will ensure the quiet enjoyment of adjacent strata lots, ie, work must be undertaken between the hours of 9:00 AM - 5:00 PM, Monday through Friday.
5. Construction personnel must be requested to clean up the common area, and no debris is to be disposed of in the Corporation's garbage bins.

We trust that you will find the above satisfactory, and request that you return a signed copy of this letter to our office prior to commencement of this work confirming your acknowledgement and acceptance of the conditions as listed above.

Please do not hesitate to contact the writer should you have any questions or concern.

Yours truly,

HUGH & McKINNON REALTY LTD.

Carl Sloback
Property Manager
for NW2765
Direct Line: 541-5214

CS/cs

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Council Chairperson
Internet Web Site: www.hughmckinnon.com • E-Mail: info@hughmckinnon.com



STRATA PLAN NW 2765 (ENGLESEA MANOR II)
STATEMENT OF RECEIPTS AND EXPENDITURES
2 PERIODS ENDED November 30, 2025
(UNAUDITED-SEE NOTICE TO READER)

	CURRENT MO	CURRENT MO	YTD	YTD	ANNUAL	BUDGET
	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	REMAINING
RECEIPTS:						
STRATA FEES	\$25,089.11	\$23,948.75	\$47,897.42	\$47,897.50	\$287,385.00	\$239,487.58
INTEREST INCOME	\$32.00	\$83.33	\$61.39	\$166.66	\$1,000.00	\$938.61
SURPLUS FORWARD	(\$2,223.33)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$22,897.78	\$24,032.08	\$47,958.81	\$48,064.16	\$288,385.00	\$240,426.19
EXPENDITURES:						
ADMINISTRATION						
MANAGEMENT FEES	\$1,522.50	\$1,470.00	\$3,045.00	\$2,940.00	\$17,640.00	\$14,595.00
INSURANCE/APPRaisal	\$3,784.58	\$3,916.67	\$7,569.16	\$7,833.34	\$47,000.00	\$39,430.84
ENGINEERING REPORTS	\$0.00	\$416.67	\$0.00	\$833.34	\$5,000.00	\$5,000.00
MISCELLANEOUS	\$234.48	\$291.67	\$1,576.08	\$583.34	\$3,500.00	\$1,923.92
	\$5,541.56	\$6,095.01	\$12,190.24	\$12,190.02	\$73,140.00	\$60,949.76
UTILITIES						
GAS	\$1,572.55	\$1,833.33	\$1,267.50	\$3,666.66	\$22,000.00	\$20,732.50
ELECTRICITY	\$886.10	\$750.00	\$486.10	\$1,500.00	\$9,000.00	\$8,513.90
WATER AND SEWER	\$3,247.00	\$1,000.00	\$447.00	\$2,000.00	\$12,000.00	\$11,553.00
GARBAGE REMOVAL	\$1,056.53	\$1,083.33	\$2,017.51	\$2,166.66	\$13,000.00	\$10,982.49
	\$6,762.18	\$4,666.66	\$4,218.11	\$9,333.32	\$56,000.00	\$51,781.89
PROPERTY AND BUILDINGS						
ELEVATOR	\$384.63	\$416.67	\$769.26	\$833.34	\$5,000.00	\$4,230.74
TELEPHONE/ENTERPHONE	\$227.30	\$41.67	\$227.30	\$83.34	\$500.00	\$272.70
JANITORIAL SERVICES	\$0.00	\$500.00	\$0.00	\$1,000.00	\$6,000.00	\$6,000.00
LANDSCAPING	\$1,575.00	\$1,500.00	\$1,575.00	\$3,000.00	\$18,000.00	\$16,425.00
LANDSCAPE IMPROVEMENTS	\$0.00	\$250.00	\$0.00	\$500.00	\$3,000.00	\$3,000.00
REPAIRS AND MAINTENANCE	\$5,278.09	\$3,051.42	\$4,178.09	\$6,102.84	\$36,617.00	\$32,438.91
FIRE/MECHANICAL MAINTENANC	\$3,387.14	\$833.33	\$557.14	\$1,666.66	\$10,000.00	\$9,442.86
	\$10,852.16	\$6,593.09	\$7,306.79	\$13,186.18	\$79,117.00	\$71,810.21
SUB-TOTAL	\$23,155.90	\$17,354.76	\$23,715.14	\$34,709.52	\$208,257.00	\$184,541.86
	(\$258.12)	\$6,677.32	\$24,243.67	\$13,354.64	\$80,128.00	\$55,884.33
TRANSFER TO CONTINGENCY FUND	(\$8,114.14)	(\$6,557.08)	(\$13,114.14)	(\$13,114.16)	(\$78,685.00)	(\$65,570.86)
DEFICIT RECOVERY	(\$240.50)	(\$120.25)	(\$240.50)	(\$240.50)	(\$1,443.00)	(\$1,202.50)
EXCESS (DEFICIENCY) FOR PERIOD	(\$8,612.76)	(\$0.01)	\$10,889.03	(\$0.02)	\$0.00	(\$10,889.03)

STRATA PLAN NW 2765 (ENGLESEA MANOR II)
BALANCE SHEET
November 30, 2025
(UNAUDITED-SEE NOTICE TO READER)

ASSETS

CURRENT:

ENVISION CREDIT UNION	\$5,640.22
ENVISION CREDIT UNION-CRF	\$365,541.50
ENVISION CREDIT UNION-SPECIAL LEVY	\$0.00
ENVISION CREDIT UNION-HOLDBACK	\$0.00
PETTY CASH	\$200.00
BANK PREVIOUS MANAGEMENT	\$0.00
STRATA FEES RECEIVABLE	\$55,521.40
DUE FROM OPERATING FUND	\$5,000.00
ACCOUNTS RECEIVABLE - OTHER	\$0.00
PREPAID EXPENSES	\$22,707.52
	<u>\$454,610.64</u>

LIABILITIES AND FUND BALANCES

CURRENT:

ACCOUNTS PAYABLE	\$0.00
LEVY REFUND PAYABLE	\$0.00
DUE TO CRF	\$5,000.00
DEPOSITS	\$0.00
TOTAL CURRENT LIABILITIES	<u>\$5,000.00</u>

FUND BALANCES:

OPERATING FUND - PER STATEMENT	\$29,069.14
CONTINGENCY RESERVE FUND - PER STATEMENT	\$370,541.50
SPECIAL LEVY FUND - PER STATEMENT	\$50,000.00
TOTAL FUND BALANCES	<u>\$449,610.64</u>
	<u>\$454,610.64</u>



**Strata
PROTECT**

SUMMARY OF COVERAGES

Named Insured	The Owners, Strata Plan NW2765, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners
Project Name	ENGLESEA MANOR II
Property Manager	Fraser Campbell Property Management Ltd.
Policy Period	June 01, 2025 to June 01, 2026
Policy Number	BFL04NW2765
Insured Location(s)	1225 Merklin Street, White Rock, BC V4B 4B8

INSURING AGREEMENT



PROPERTY (Appraisal Date: June 1, 2025)	DEDUCTIBLE	LIMIT
All Property, Stated Amount Co-Insurance, Replacement Cost, Blanket By-Laws.		\$14,076,000
Property Extensions		Included
Lock & Key	\$2,500	\$25,000
Additional Living Expenses - Per Unit		\$50,000
Additional Living Expenses - Annual Aggregate		\$1,000,000
Excess Property Extensions - Annually Aggregated		Up to \$5,000,000
- Excludes all damage arising from the peril of Earthquake		
All Risks	\$10,000	
Sewer Backup	\$25,000	
Water Damage	\$25,000	
Earthquake (Annual Aggregate)	10% (minimum \$100,000)	100% of the Policy Limit
Flood (Annual Aggregate)	\$25,000	100% of the Policy Limit
Business Interruption (Gross Rentals), 100% Co-Insurance, Indemnity Period (Months) : N/A	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	\$1,000	\$30,000,000
Non-Owned Automobile	\$1,000	\$30,000,000
Infectious Agent or Communicable Disease Exclusion – With Limited Exceptions		
Total Pollution Exclusion		



CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	DEDUCTIBLE	LIMIT
Claims Made Form - Including Property Manager	Nil	\$20,000,000
Privacy Event Expenses	N/A	Not Applicable
Cyber Liability	N/A	Not Applicable



BLANKET GLASS - Includes Lobby Glass	DEDUCTIBLE	LIMIT
Residential	\$250	Blanket
Commercial	\$500	
Canopy	\$1,000	



BFL CANADA Risk and 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

INSURING AGREEMENT



EQUIPMENT BREAKDOWN	DEDUCTIBLE	LIMIT
Standard Comprehensive Form including Production Machines and Electronic Equipment	\$1,000	\$14,076,000
- 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
- Additional Living Expenses Endorsement - Annual Aggregate		\$1,000,000
Loss of Profits – Rents, Indemnity Period (Months): N/A	N/A	Not Covered



POLLUTION LIABILITY	DEDUCTIBLE	LIMIT
Each Event	\$25,000	\$1,000,000 Shared
Aggregate Policy Limit		\$20,000,000 Shared



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



CYBER, DATA & PRIVACY	DEDUCTIBLE	LIMIT
Cyberboxx	\$5,000	
Annual Policy Aggregate		\$100,000
Hackbuster's Incident response services		Included
Coverage A - Privacy Breach Liability		\$100,000
Coverage B - Privacy Breach Expense		\$50,000
Coverage C - Cyber Extortion & Recovery		\$50,000
Coverage D - Social Engineering		\$25,000
Coverage E - Breach by suppliers		\$50,000

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.

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



1225 Merklin St

White Rock, BC

HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub
<https://hoodq.com>

SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



Nearby Schools

White Rock Elementary

Designated Catchment School
Grades K to 7
1273 Fir St

Semiahmoo Secondary

Designated Catchment School
Grades 8 to 12
1785 148 St

LookDeeper

École Gabrielle-Roy

Designated Catchment School
Grades K to 12
6887 132 St

East Kensington Outdoor Learning

Grades K to 5
2795 184 St

Other Local Schools

École Laronde Elementary

Grades K to 7
1880 Laronde Dr

PARKS & REC

This home is located in park heaven, with 4 parks and 10 recreation facilities within a 20 minute walk from this address.



White Rock Elementary School Grounds

1273 Fir St




2 mins



White Rock Lawn Bowling

1079 Dolphin St




4 mins



Dr. R.J. Allan Hogg Rotary Park

15479 Buena Vista Avenue




4 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds
2 Basketball Courts
2 Sports Fields

1 Sports Court
1 Outdoor Games Facility
1 Trail

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away.



Nearest Street Level Transit Stop

Westbound Buena Vista Ave at Merklin St


1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 1km.



Fraser Health - Peace Arch Hospital

15521 Russell Ave



Fire Station

15315 Pacific Ave



Police Station

15299 Pacific Ave

HoodQ

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FLOOR PLANS

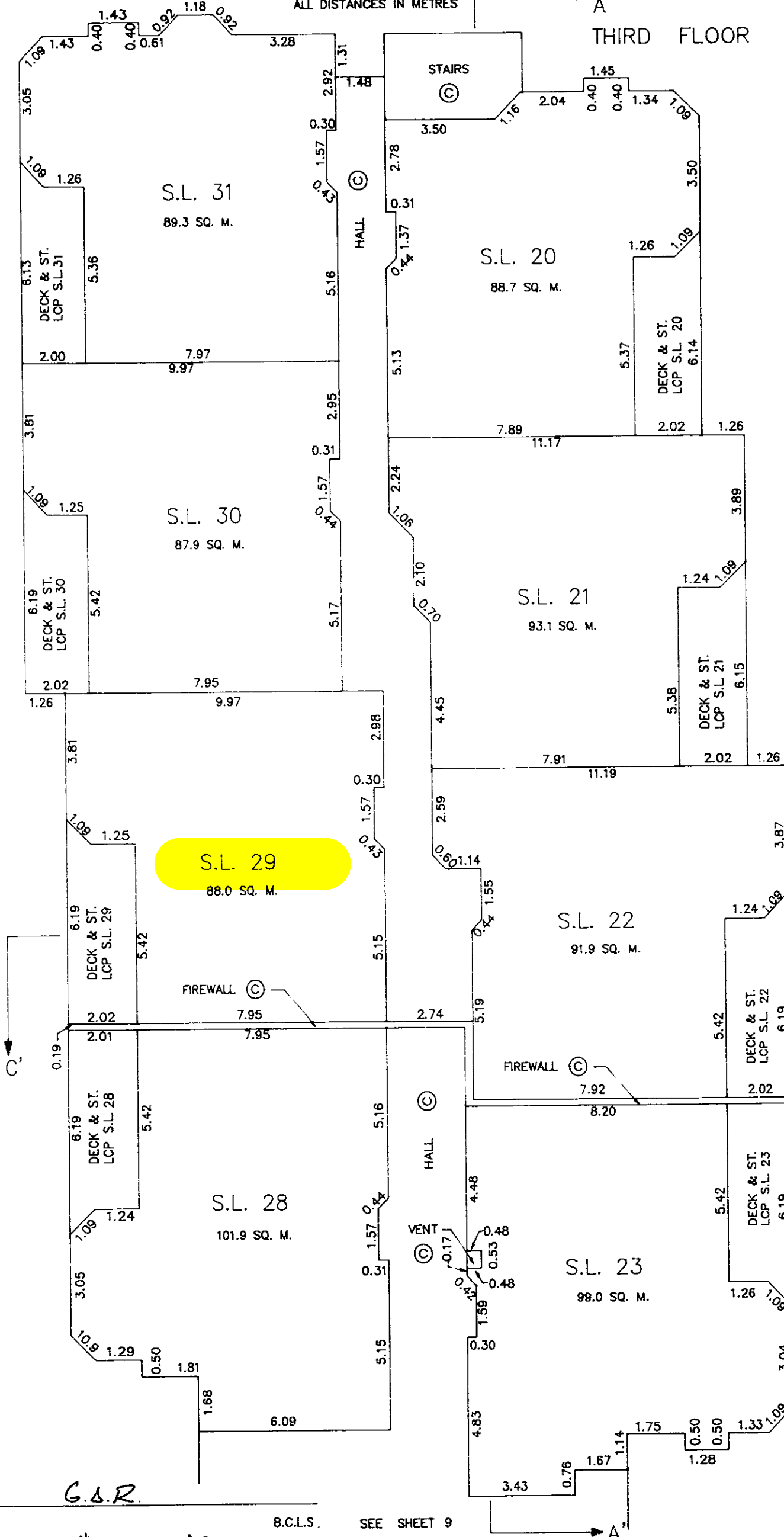
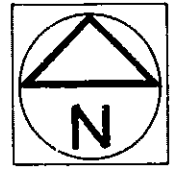
SCALE 1:125

0 1 2 3 4 5
ALL DISTANCES IN METRES

STRATA PLAN

NW2765

THIRD FLOOR

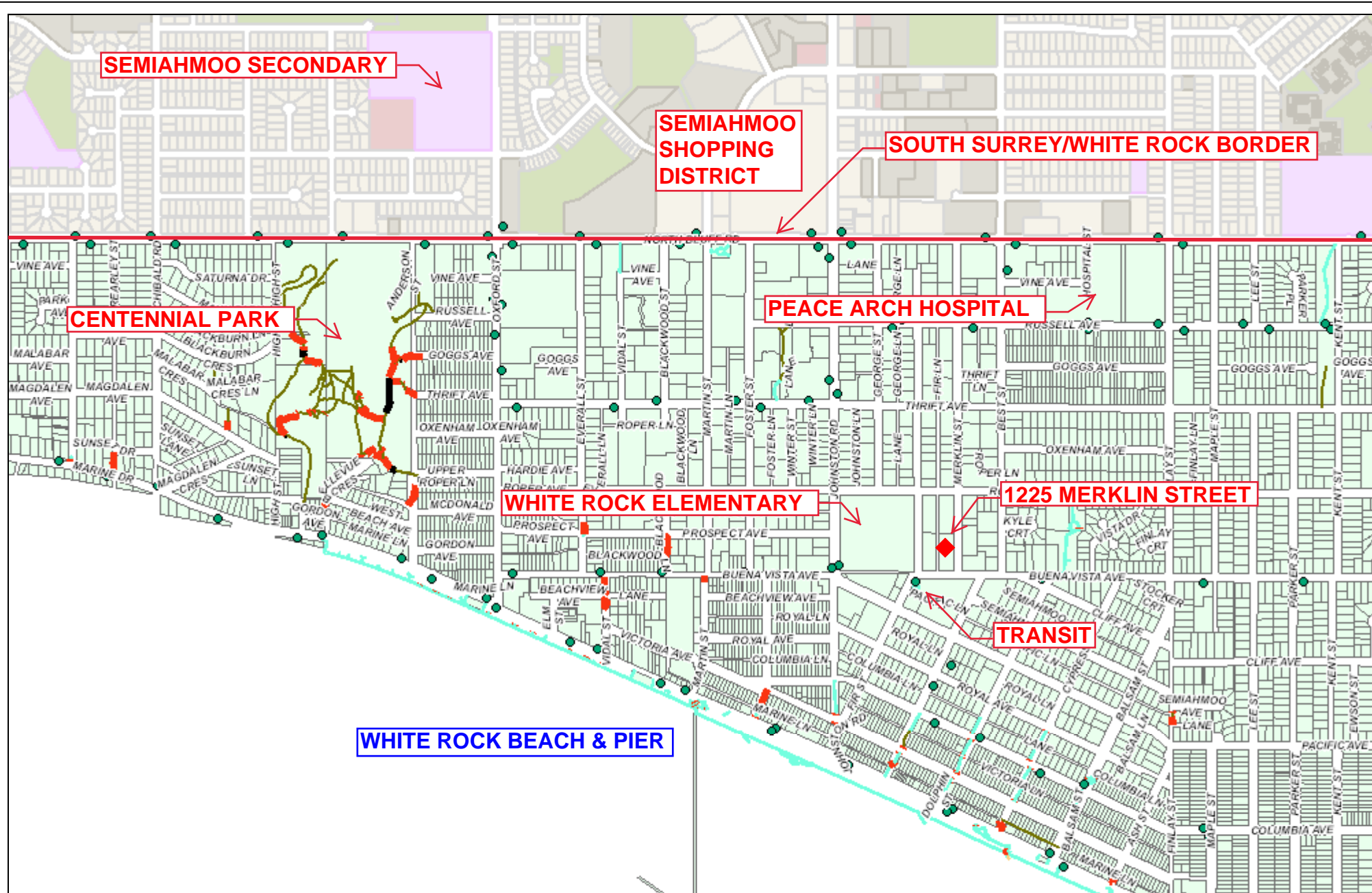


G.S.R.

B.C.L.S.

SEE SHEET 9

DATED THIS 5th DAY OF APRIL, 1988.



1225 Merklin Street

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Scale: 1:12,383



Map created on: 2017-02-16

WHITE ROCK
My City by the Sea!