

# 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: <b>\$489,000</b>
Meas. Type:	<b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1988</b>
Frontage(feet):	<b>0.00</b>	Bathrooms: <b>2</b>	Age: <b>37</b>
Frontage(metres):		Full Baths: <b>2</b>	Zoning: <b>RM-2</b>
Depth / Size (ft.):	<b>00</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,539.35</b>
Sq. Footage:	<b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	<b>No</b>	P.I.D.: <b>010-933-328</b>	Tax Inc. Utilities?: <b>No</b>
View:	<b>Yes : Garden &amp; seasonal peek Ocean</b>		Tour:
Complex / Subdiv:	<b>Englesea Manor II</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: **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**Total Parking: **1** Covered Parking: **1** Parking Access: **Front**Parking: **Garage; Underground**Dist. to School Bus: **1 Blk**Dist. to Public Transit: **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: **ClothWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Smoke Alarm, Sprinkler - Fire, Windows - Thermo**

Finished Floor (Main):	<b>956</b>	Units in Development:		Tot Units in Strata: <b>37</b>	Locker: Yes
Finished Floor (Above):	<b>0</b>	Exposure:		Storeys in Building: <b>4</b>	
Finished Floor (AbvMain2):	<b>0</b>	Mgmt. Co's Name: <b>Fraser Campbell PM</b>		Mgmt. Co's #: <b>604-585-3276</b>	
Finished Floor (Below):	<b>0</b>	Maint Fee: <b>\$577.05</b>		Council/Park Apprv?:	
Finished Floor (Basement):	<b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Snow removal, Water</b>			
Finished Floor (Total):	<b>956 sq. ft.</b>				
Unfinished Floor:	<b>0</b>				
Grand Total:	<b>956 sq. ft.</b>				

Suite: <b>None</b>	Units in Development:	Tot Units in Strata: <b>37</b>	Locker: Yes
Basement: <b>None</b>	Exposure:	Storeys in Building: <b>4</b>	
Crawl/Bsmt. Ht:	# of Levels: <b>1</b>	Mgmt. Co's Name: <b>Fraser Campbell PM</b>	
# of Kitchens: <b>1</b>	# of Rooms: <b>7</b>	Maint Fee: <b>\$577.05</b>	
		Maint Fee Includes: <b>Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Snow removal, Water</b>	

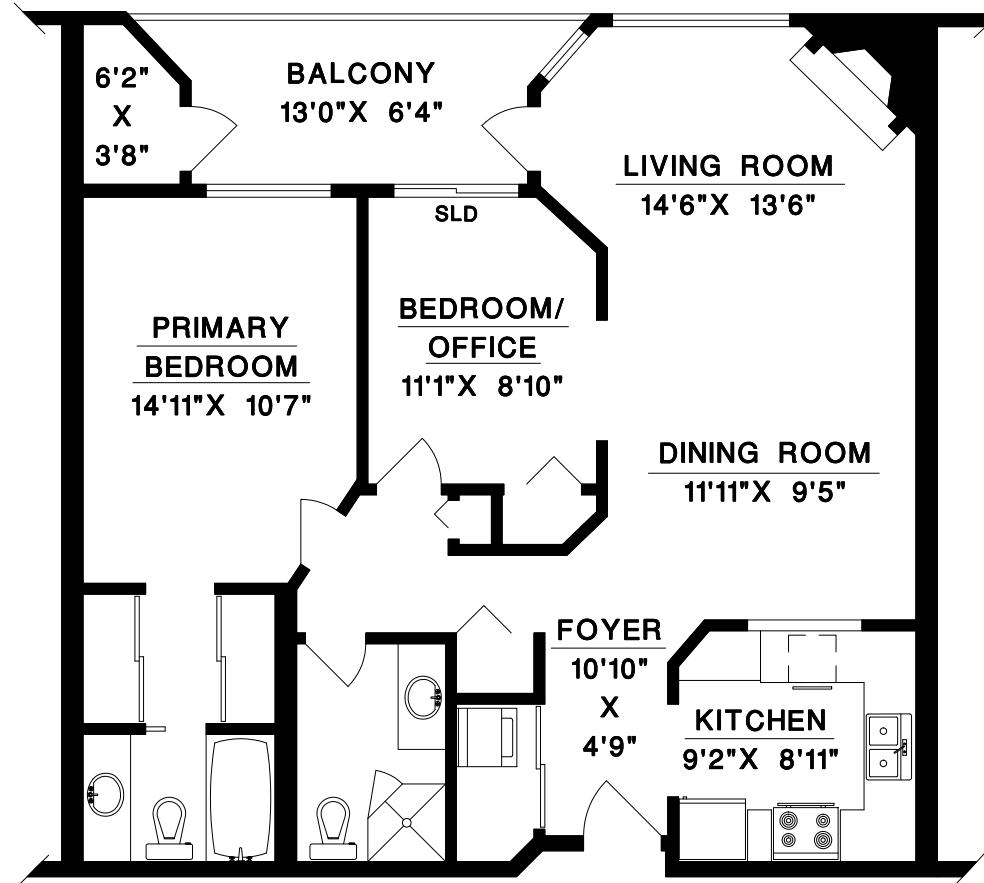
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	<b>10'10" x 4'9"</b>			x	1	Main	<b>3</b>	No
Main	Kitchen	<b>9'2" x 8'11"</b>			x	2	Main	<b>3</b>	Yes
Main	Dining Room	<b>11'11" x 9'5"</b>			x	3			No
Main	Living Room	<b>14'6" x 13'6"</b>			x	4			No
Main	Primary Bedroom	<b>14'11" x 10'7"</b>			x	5			No
Main	Bedroom	<b>11'1" x 8'10"</b>			x	6			No
Main	Laundry	<b>6'0" x 3'5"</b>			x	7			No
		x			x	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](http://www.whiterocklifestyles.com)



<b>MAIN FLOOR</b>	<b>956 SQ. FT.</b>
<b>FINISHED AREA</b>	<b>956 SQ. FT.</b>

<b>BALCONY</b>	<b>92 SQ. FT.</b>
<b>SHED</b>	<b>26 SQ. FT.</b>

\*Area measurements taken to center of all walls.



DRAWN BY: CN  
DATE: SEPTEMBER 2025  
REVISED:

**M** MEASURE MASTERS®  
SURREY/WHITE ROCK  
(604) 539-0285  
[surrey@measuremasters.ca](mailto:surrey@measuremasters.ca)

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  $\frac{1}{4}$  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  $\frac{1}{4}$  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, 2025

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](http://www.hughmckinnon.com) • E-Mail: [info@hughmckinnon.com](mailto:info@hughmckinnon.com)



September 26, 1997

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



Dear

**RE: WINDOW INSULATION**

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 23<sup>rd</sup>, 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

HUGH & MCKINNON REALTY LTD. Since 1909  
1225 Merklin Street, White Rock, British Columbia V4B 4B8 • Telephone: (604) 531-1909 Fax (604) 531-4624  
cc: Council Chairperson  
Internet Web Site: [www.hughmckinnon.com](http://www.hughmckinnon.com) • E-Mail: [info@hughmckinnon.com](mailto: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 ACTUAL	CURRENT MO BUDGET	YTD ACTUAL	YTD BUDGET	ANNUAL BUDGET	BUDGET REMAINING
<b>RECEIPTS:</b>						
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
	<b>\$22,897.78</b>	<b>\$24,032.08</b>	<b>\$47,958.81</b>	<b>\$48,064.16</b>	<b>\$288,385.00</b>	<b>\$240,426.19</b>
<b>EXPENDITURES:</b>						
<b>ADMINISTRATION</b>						
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
	<b>\$5,541.56</b>	<b>\$6,095.01</b>	<b>\$12,190.24</b>	<b>\$12,190.02</b>	<b>\$73,140.00</b>	<b>\$60,949.76</b>
<b>UTILITIES</b>						
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
	<b>\$6,762.18</b>	<b>\$4,666.66</b>	<b>\$4,218.11</b>	<b>\$9,333.32</b>	<b>\$56,000.00</b>	<b>\$51,781.89</b>
<b>PROPERTY AND BUILDINGS</b>						
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
	<b>\$10,852.16</b>	<b>\$6,593.09</b>	<b>\$7,306.79</b>	<b>\$13,186.18</b>	<b>\$79,117.00</b>	<b>\$71,810.21</b>
SUB-TOTAL	<b>\$23,155.90</b>	<b>\$17,354.76</b>	<b>\$23,715.14</b>	<b>\$34,709.52</b>	<b>\$208,257.00</b>	<b>\$184,541.86</b>
	<b>(\$258.12)</b>	<b>\$6,677.32</b>	<b>\$24,243.67</b>	<b>\$13,354.64</b>	<b>\$80,128.00</b>	<b>\$55,884.33</b>
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	<b>(\$8,612.76)</b>	<b>(\$0.01)</b>	<b>\$10,889.03</b>	<b>(\$0.02)</b>	<b>\$0.00</b>	<b>(\$10,889.03)</b>

**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	<u>\$22,707.52</u>
	<u><u>\$454,610.64</u></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><u>\$5,000.00</u></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><u>\$449,610.64</u></u>
	<u><u>\$454,610.64</u></u>



<b>Named Insured</b>	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
<b>Project Name</b>	ENGLESEA MANOR II
<b>Property Manager</b>	Fraser Campbell Property Management Ltd.
<b>Policy Period</b>	June 01, 2025 to June 01, 2026
<b>Policy Number</b>	BFL04NW2765
<b>Insured Location(s)</b>	1225 Merkin Street, White Rock, BC V4B 4B8

## INSURING AGREEMENT

	<b>PROPERTY (Appraisal Date: June 1, 2025)</b>	<b>DEDUCTIBLE</b>	<b>LIMIT</b>
	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
	<b>CRIME</b>	<b>DEDUCTIBLE</b>	<b>LIMIT</b>
	Employee Dishonesty - Including Property Manager and Elected Officer Theft	Nil	\$1,000,000
	Broad Form Money and Securities	Nil	\$10,000
	<b>COMMERCIAL GENERAL LIABILITY</b>	<b>DEDUCTIBLE</b>	<b>LIMIT</b>
	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		
	<b>CONDOMINIUM DIRECTORS &amp; OFFICERS LIABILITY</b>	<b>DEDUCTIBLE</b>	<b>LIMIT</b>
	Claims Made Form - Including Property Manager	Nil	\$20,000,000
	Privacy Event Expenses	N/A	Not Applicable
	Cyber Liability	N/A	Not Applicable
	<b>BLANKET GLASS - Includes Lobby Glass</b>	<b>DEDUCTIBLE</b>	<b>LIMIT</b>
	Residential	\$250	Blanket
	Commercial	\$500	
	Canopy	\$1,000	



## INSURING AGREEMENT

	<b>EQUIPMENT BREAKDOWN</b>	<b>DEDUCTIBLE</b>	<b>LIMIT</b>
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
	<b>POLLUTION LIABILITY</b>	<b>DEDUCTIBLE</b>	<b>LIMIT</b>
Each Event		\$25,000	\$1,000,000 Shared
Aggregate Policy Limit			\$20,000,000 Shared
	<b>VOLUNTEER ACCIDENT</b>	<b>DEDUCTIBLE</b>	<b>LIMIT</b>
Maximum Limit of Loss		See Policy Wordings	\$1,000,000
	<b>LEGAL EXPENSES</b>	<b>DEDUCTIBLE</b>	<b>LIMIT</b>
Each Event		Nil	\$1,000,000
Annual Aggregate			\$5,000,000
	<b>TERRORISM</b>	<b>DEDUCTIBLE</b>	<b>LIMIT</b>
Per Occurrence.		\$1,000	\$350,000
Annual Aggregate			\$350,000
	<b>CYBER, DATA &amp; PRIVACY</b>	<b>DEDUCTIBLE</b>	<b>LIMIT</b>
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 policy(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

##### Other Local Schools

##### École Laronde Elementary

Grades K to 7

1880 Laronde Dr

##### East Kensington Outdoor Learning

Grades K to 5

2795 184 St

### 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



#### White Rock Lawn Bowling

1079 Dolphin St



#### Dr. R.J. Allan Hogg Rotary Park

15479 Buena Vista Avenue



#### 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



### 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

Disclaimer: These materials have been prepared for and are not intended to solicit buyers or sellers currently under contract with a brokerage. By accessing this information you have agreed to our terms of service, which are hereby incorporated by reference. This information may contain errors and omissions. You are not permitted to rely on the contents of this information and must take steps to independently verify its contents with the appropriate authorities (school boards, governments etc.). As a recipient of this information, you agree not to hold us, our licensors or the owners of the information liable for any damages, howsoever caused.

## FLOOR PLANS

SCALE 1:125

0 1 2 3 4 5

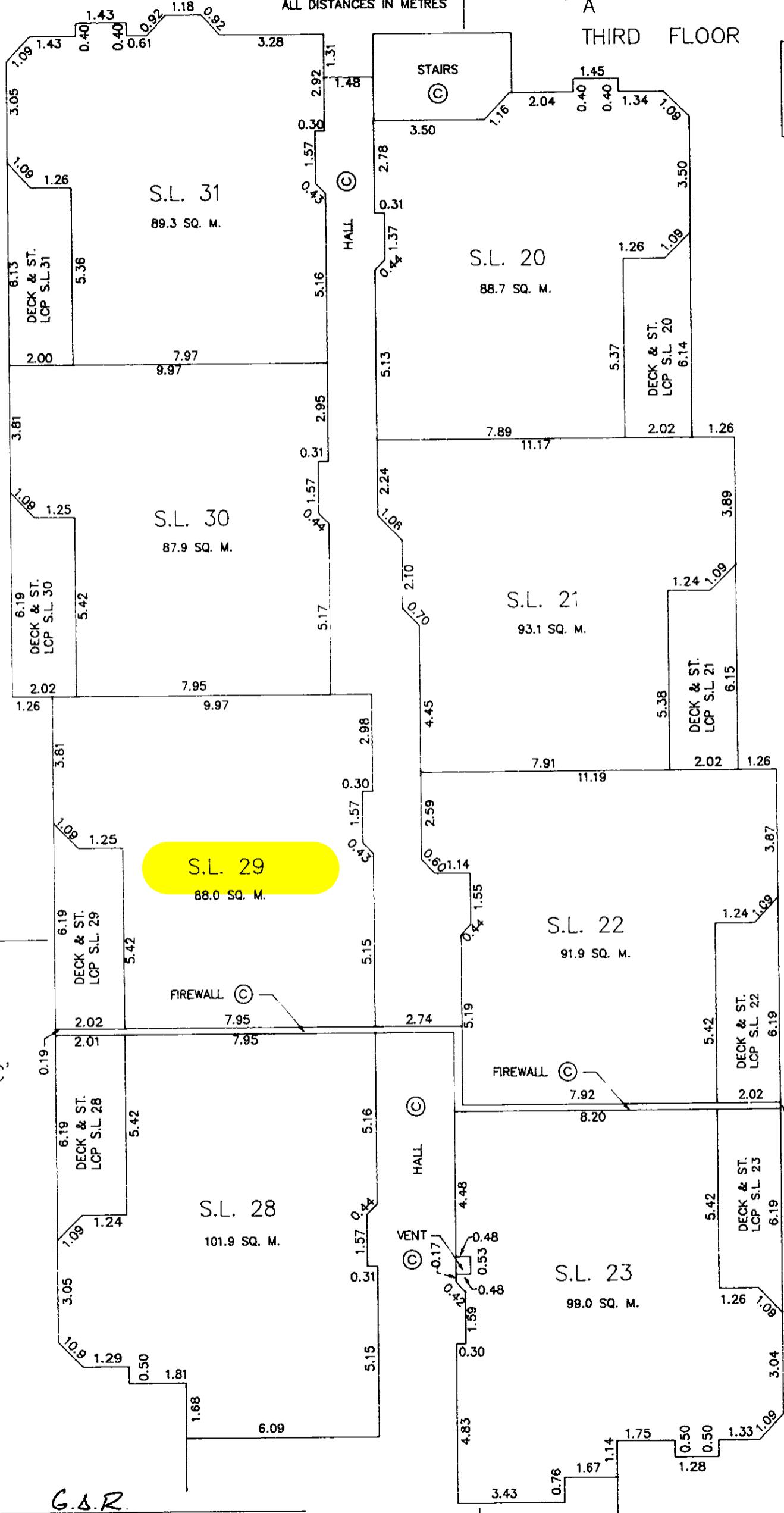
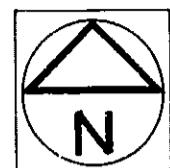
ALL DISTANCES IN METRES

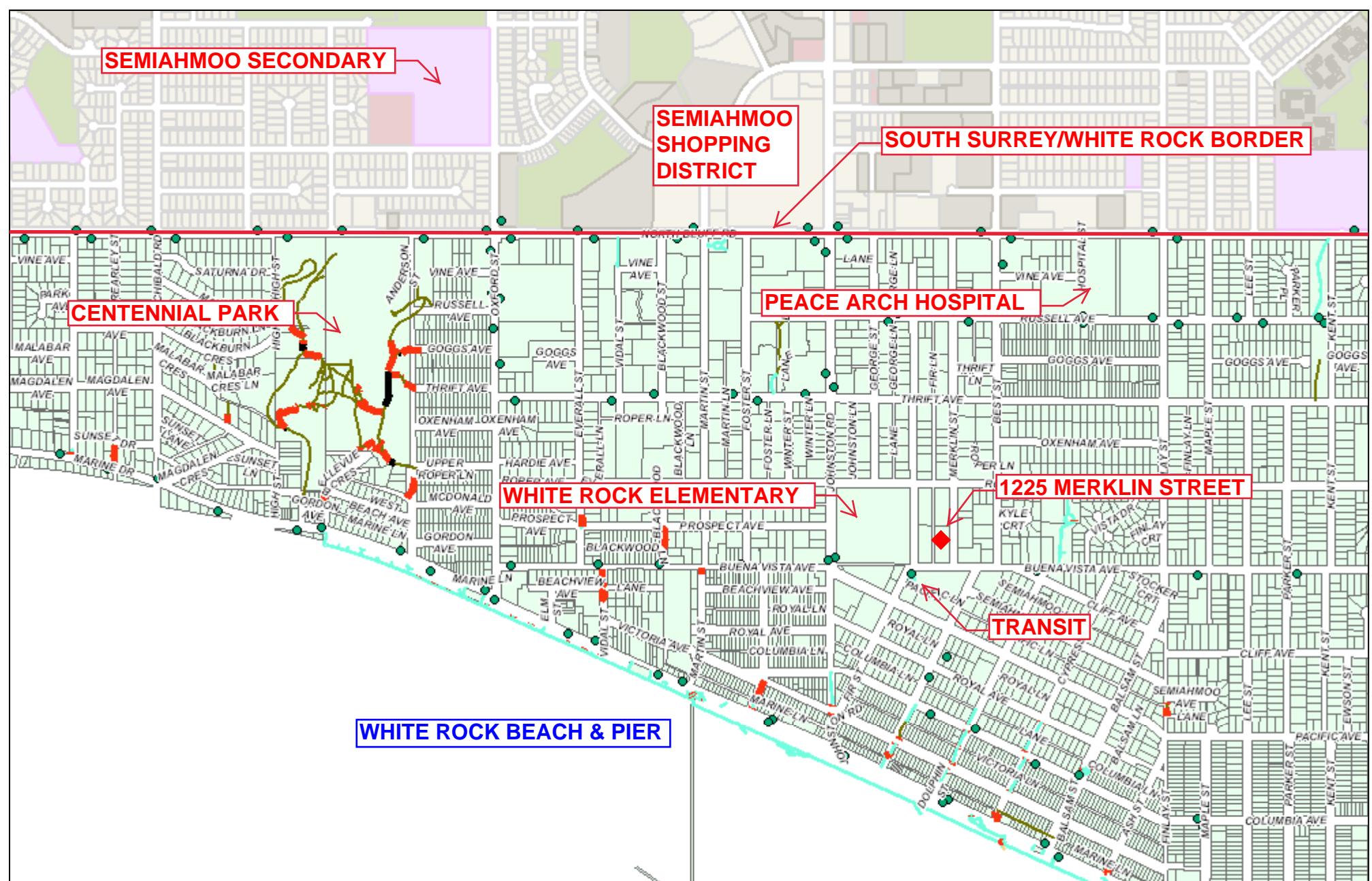
## STRATA PLAN

NW2765

A

THIRD FLOOR





## 1225 Merklin 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. Lotsizes, 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](http://cosmos.surrey.ca)

Scale: 1:12,383



Map created on: 2017-02-16

