

105 15265 ROPER AVENUE
"WILTSHIRE HOUSE"











Presented by:
Beebe Cline - PREC

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



Active
R3130350
Board: F
Apartment/Condo

105 15265 ROPER AVENUE

South Surrey White Rock
White Rock
V4B 2E9

Residential Attached

\$519,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$519,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1974
Frontage(feet): 0.00	Bathrooms: 2	Age: 52
Frontage(metres):	Full Baths: 1	Zoning: RM-2
Depth / Size (ft.): 00	Half Baths: 1	Gross Taxes: \$2,421.10
Sq. Footage: 0.00	P.I.D.: 001-212-541	For Tax Year: 2025
Flood Plain: No		Tax Inc. Utilities?: No
View: :		Tour: Virtual Tour URL
Complex / Subdiv: Wiltshire House		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Ground Level Unit**
Construction: **Brick, Frame - Wood**
Exterior: **Brick, Glass**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**
Type of Roof: **Torch-On**

Reno. Year: **2025**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground**
Dist. to Public Transit: **1 Blk** Dist. to School Bus: **1/2 Blk**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 3 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW222 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, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Storage Shed, Windows - Thermo**

Finished Floor (Main): 1,009	Units in Development:	Tot Units in Strata: 18	Locker: Yes
Finished Floor (Above): 0	Exposure: West	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Fraser Campbell Property Mgmt	Mgmt. Co's #: 604-585-3276	
Finished Floor (Below): 0	Maint Fee: \$659.55	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Sewer, Snow removal, Water		
Finished Floor (Total): 1,009 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,009 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: No
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 8			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	12'0 x 4'1	1	Main	3	No
Main	Living Room	18'3 x 11'11	2	Main	2	Yes
Main	Kitchen	9'2 x 7'3	3			No
Main	Eating Area	8'10 x 3'8	4			No
Main	Flex Room	12'4 x 7'4	5			No
Main	Primary Bedroom	13'5 x 10'4	6			No
Main	Walk-In Closet	7'3 x 3'5	7			No
Main	Bedroom	11'3 x 8'9	8			No

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

Central White Rock: A Lifestyle Neighborhood with a walk score of 96. Corner unit, fully renovated in 2025. 1,009 SF, 2 bedroom, 2 bath home offers turn-key living. Floor plan available. Layout includes a spacious living/dining area, kitchen with island seating plus bathrooms showcase quartz surfaces, new fixtures/glass shower, new appliances, in-suite laundry. Privacy, fenced corner patio 616 SF. A wrap around deck with western exposure + gazeo, raised garden bed 357 SF & storage shed 37 SF, & private gated entry. Transition to outdoors from indoors greatly enhances the quality of space. Includes parking with EV charging & storage. Strata fee includes heat & hot water. Schools: White Rock Elementary 1/2 block + Semiahmoo Secondary. Great revenue potential. Tenanted or vacant possession possible. Walk to beach or shopping.

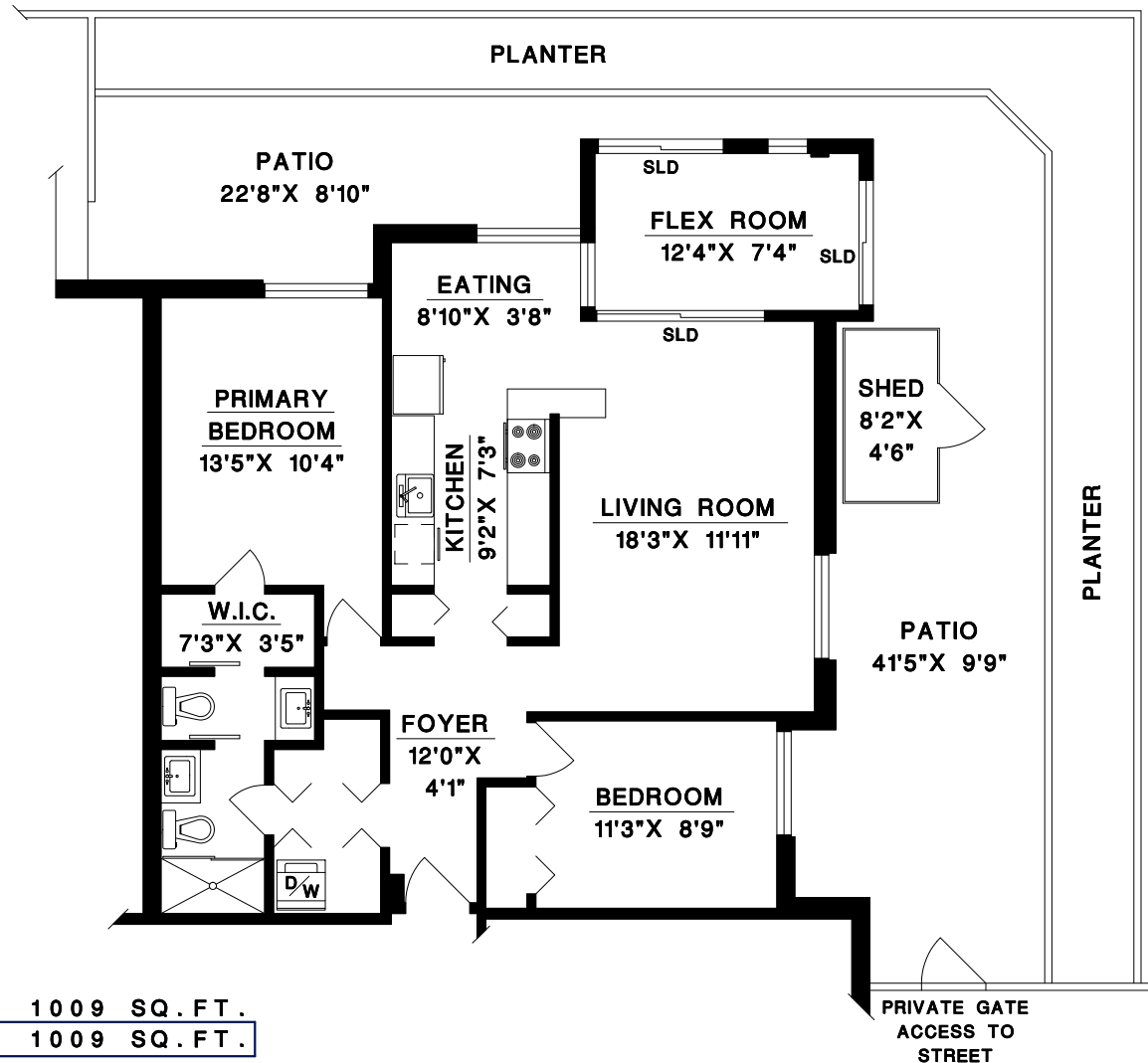
BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com

**#105 - 15265 ROPER AVENUE,
WHITE ROCK, B.C.**



MAIN FLOOR	1009 SQ. FT.
FINISHED AREA	1009 SQ. FT.

PATIO	616 SQ. FT.
PLANTER	357 SQ. FT.
SHED	37 SQ. FT.

*Area measurements taken to center of all walls.



1' 3'
SCALE

DRAWN BY: CN
DATE: APRIL 2026
REVISED:

105 15265 ROPER AVENUE			
PROPERTY COST			
List Price		\$ 519,000.00	
REVENUE		Monthly	Yearly
Current Tenant**		\$2,998.00	\$35,976.00
EXPENSES		Monthly	Yearly
Property Taxes		\$201.76	\$2,421.10
Strata Fee		\$659.55	\$7,914.60
Insurance		\$50.00	\$600.00
Hydro		\$50.00	\$600.00
Gas		N/A	N/A
Sewer/Water		Included in Strata Fee	Included in Strata Fee
Total Expenses		\$ 961.31	\$ 11,535.70

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

**Lease Term Until October 31, 2026 (Exception: Tenants Agree to Earlier Vacant Possession)

**Strata Property Act
FORM B**

INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan NW 222 certify that the information contained in this certificate with respect to Strata Lot 3 is correct as of the date of this certificate.

- a) Monthly strata fees payable by the owner of the strata lot described above **\$659.55**
- 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) **\$28.44**

- 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 **\$55,736**
(as at March 31, 2026)

- 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 _____
☐ Parking stall(s) number(s) _____ is/are limited common property
☒ Parking stall(s) number(s) 4 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) 4 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 _____
☒ Storage locker(s) number(s) 201 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) 201 is/are allocated with strata council approval*
☐ Storage locker(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month*.
☐ Storage locker(s) number(s) _____ may have been allocated by owner developer assignment.

Details:

*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?

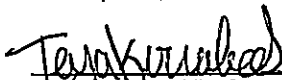
☒ no

☐ yes [attach copy of all electrical planning reports]

Required Attachments: In addition to attachments mentioned above, section 59(4) of the Strata Property Act require 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: April 23, 2026



Per: Taya Kirakidis, Strata Manager
Strata Plan NW 222



Fraser Campbell Property Management Ltd.

December 19th, 2024

#105-15265 Roper Avenue
White Rock, BC

Dear Mr.

Re: NW 222 Wiltshire House

We are writing on behalf of the council, Strata Plan NW 222, Wiltshire House in response to your request to enclose your patio.

We advise that your request have been approved pursuant to the submitted specifications and with the following provisions.

Any permits required by the City of White Rock for the work to be performed must be obtained prior to commencing.

All renovation debris must be disposed of off-site and not left on common property at any time. The common area hallway must be cleaned of any renovation debris at the end of each workday.

While there is no bylaw governing the hours of renovations, it is expected that you will be considerate of your neighbours and refrain from undertaking renovations that cause excessive noise in the evening and weekends. As a matter of courtesy, please inform your immediate neighbours when the renovations will be taking place.

It is understood that you will take full responsibility for the alterations and their future maintenance and that you will also undertake to advise future owners of your strata lot that they will be responsible for the maintenance of the alterations.

We advise that all upgrades to your unit should be reported to your insurance agent as "betterments" are covered by your personal home insurance.

Please sign and return a copy of this letter signifying acceptance of these terms before renovations commence.

Yours truly,

FRASER CAMPBELL PROPERTY MANAGEMENT LTD.


Teya Kiriakidis
Property Manager
per the Owners
Strata Plan NW 222

12/19/24
Date

#210 – 5500 – 152nd Street, Surrey, British Columbia, Canada V3S 5J9

www.frasercampbell.com

Telephone: 604-585-FCPM (3276) • After-hours: 604-825-8211 • Email: info@frasercampbell.com



Fraser Campbell Property Management Ltd.

July 3rd, 2024

105 - 15265 Roper Avenue
White Rock, BC V4B 2E9

Dear Owner:

Re: Strata Plan NW 222 – Wiltshire House
#105 – 15265 Roper Avenue, White Rock—Fridge Water Line Installation

We are writing on behalf of the council, Strata Plan NW 222, Wiltshire House in response to your correspondence dated July 2nd, 2024 requesting approval to undertake an alteration to the strata lot plumbing system by adding an additional water line to fridge. In addition, you are also undertaking to replace and install shut off valves for all appliances.

We advise that approval has been granted pursuant to the submitted specifications:

- Your plumber is licensed, certified and has liability insurance coverage of \$2 million dollars in case of any leak inside your unit.
- The water shutdown is only for four hours maximum.
- The addition of a water line to your fridge is considered a betterment and any damage caused by any leaks from the fridge water line is the responsibility of you and future owners.

It is understood that you will take full responsibility for the alterations and their future maintenance and that you will undertake to advise future owners of your strata lot that they will be responsible for maintenance of the alterations.

We advise that all upgrades to your unit should be reported to your insurance agent as "betterments" are covered by your personal home insurance.

Please sign a copy of this letter signifying acceptance of the specified terms and conditions and return to the undersigned prior to commencing any work.

Yours truly,

FRASER CAMPBELL PROPERTY MANAGEMENT LTD.


Teya Kiriakidis
Strata Manager
per the Owners
Strata Plan NW 222

2024-07-03

Date



#210 – 5500 – 152nd Street, Surrey, British Columbia, Canada V3S 5J9
Telephone: 604-585-FCPM (3276) • After-hours: 604-825-8211 • www.frasercampbell.com



STRATA PLAN NW 222 (WILTSHIRE HOUSE)
STATEMENT OF RECEIPTS AND EXPENDITURES
12 PERIODS ENDED March 31, 2026
(UNAUDITED-SEE NOTICE TO READER)

	CURRENT MO	CURRENT MO	YTD	YTD	ANNUAL	BUDGET
	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	REMAINING
RECEIPTS:						
STRATA FEES	\$9,970.15	\$9,970.13	\$119,641.80	\$119,642.00	\$119,642.00	\$0.20
INTEREST INCOME	\$60.37	\$29.13	\$650.30	\$350.00	\$350.00	(\$300.30)
LAUNDRY INCOME	\$37.25	\$29.13	\$410.25	\$350.00	\$350.00	(\$60.25)
	\$10,067.77	\$10,028.39	\$120,702.35	\$120,342.00	\$120,342.00	(\$360.35)
EXPENDITURES:						
ADMINISTRATION						
MANAGEMENT FEES	\$1,023.75	\$1,023.75	\$12,285.00	\$12,285.00	\$12,285.00	\$0.00
INSURANCE/APPRAISAL	\$2,056.75	\$1,833.37	\$21,598.25	\$22,000.00	\$22,000.00	\$401.75
LEGAL FEES	\$0.00	\$166.63	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
MISCELLANEOUS	\$322.77	\$166.63	\$2,029.84	\$2,000.00	\$2,000.00	(\$29.84)
DEPRECIATION REPORT	\$0.00	\$500.00	\$5,119.80	\$6,000.00	\$6,000.00	\$880.20
	\$3,403.27	\$3,690.38	\$41,032.89	\$44,285.00	\$44,285.00	\$3,252.11
UTILITIES						
GAS	\$3,299.38	\$1,500.00	\$12,117.13	\$18,000.00	\$18,000.00	\$5,882.87
ELECTRICITY	\$202.00	\$225.00	\$2,409.44	\$2,700.00	\$2,700.00	\$290.56
WATER AND SEWER	\$1,500.00	\$708.37	\$9,799.63	\$8,500.00	\$8,500.00	(\$1,299.63)
GARBAGE REMOVAL	\$797.64	\$541.63	\$6,363.44	\$6,500.00	\$6,500.00	\$136.56
	\$5,799.02	\$2,975.00	\$30,689.64	\$35,700.00	\$35,700.00	\$5,010.36
PROPERTY AND BUILDINGS						
ELEVATOR	\$130.71	\$333.37	\$4,456.86	\$4,000.00	\$4,000.00	(\$456.86)
JANITORIAL SERVICES	\$393.75	\$391.63	\$4,725.00	\$4,700.00	\$4,700.00	(\$25.00)
LANDSCAPE IMPROVEMENTS	\$0.00	\$66.63	\$409.50	\$800.00	\$800.00	\$390.50
REPAIRS AND MAINTENANCE	\$13,476.75	\$1,480.88	\$26,944.73	\$17,771.00	\$17,771.00	(\$9,173.73)
	\$14,001.21	\$2,272.51	\$36,536.09	\$27,271.00	\$27,271.00	(\$9,265.09)
SUB-TOTAL	\$23,203.50	\$8,937.89	\$108,258.62	\$107,256.00	\$107,256.00	(\$1,002.62)
	(\$13,135.73)	\$1,090.50	\$12,443.73	\$13,086.00	\$13,086.00	\$642.27
TRANSFER TO CONTINGENCY FUND	(\$916.67)	(\$916.63)	(\$11,000.04)	(\$11,000.00)	(\$11,000.00)	\$0.04
DEFICIT RECOVERY	(\$173.83)	(\$173.87)	(\$2,085.96)	(\$2,086.00)	(\$2,086.00)	(\$0.04)
EXCESS (DEFICIENCY) FOR PERIOD	(\$14,226.23)	\$0.00	(\$642.27)	\$0.00	\$0.00	\$642.27

STRATA PLAN NW 222 (WILTSHIRE HOUSE)
STATEMENT OF FUND BALANCES
March 31, 2026
(UNAUDITED-SEE NOTICE TO READER)

OPERATING FUND

OPERATING FUND SURPLUS (DEFICIT) - OPENING BALANCE	(\$6,570.96)
TRANSFERS TO (FROM) OPERATING FUND	\$2,085.96
EXCESS OF RECEIPTS OVER EXPENDITURES FOR PERIOD	<u>(\$642.27)</u>
OPERATING FUND SURPLUS (DEFICIT) - ENDING BALANCE	<u>(\$5,127.27)</u>

CONTINGENCY RESERVE FUND

CONTINGENCY RESERVE FUND-O/B	\$44,373.36
CRF CURRENT APPROPRIATIONS	\$11,000.04
CRF INTEREST INCOME	\$363.29
CRF EXPENDITURES	\$0.00
TRFR TO/FROM CRF	<u>\$0.00</u>
CONTINGENCY RESERVE FUND - ENDING BALANCE	<u>\$55,736.69</u>

SPECIAL LEVY FUND

SPECIAL LEVY FUND - OPENING BALANCE	\$8,371.72
SPECIAL LEVY	\$0.00
INTEREST	\$10.32
EXPENDITURES	(\$8,263.59)
SURPLUS REFUND	\$0.00
TRFR TO/FROM SPECIAL LEVY FUND	<u>(\$118.45)</u>
SPECIAL LEVY FUND - ENDING BALANCE	<u>\$0.00</u>

STRATA PLAN NW 222 (WILTSHIRE HOUSE)
BALANCE SHEET
March 31, 2026
(UNAUDITED-SEE NOTICE TO READER)

ASSETS

CURRENT:

ENVISION CREDIT UNION	\$19,419.02
ENVISION CREDIT UNION-CRF	\$18,736.69
ENVISION CREDIT UNION-SPECIAL LEVY	\$0.00
ENVISION CREDIT UNION-HOLDBACK	\$0.00
PETTY CASH	\$637.00
BANK PREVIOUS MANAGEMENT	\$0.00
STRATA FEES RECEIVABLE	\$1,150.70
DUE FROM OPERATING FUND	\$37,000.00
ACCOUNTS RECEIVABLE - OTHER	\$0.00
PREPAID EXPENSES	\$16,849.25
	<u>\$93,792.66</u>

LIABILITIES AND FUND BALANCES

CURRENT:

ACCOUNTS PAYABLE	\$6,183.24
HOLDBACK PAYABLES	\$0.00
DUE TO CRF	\$37,000.00
DEPOSITS	\$0.00
TOTAL CURRENT LIABILITIES	<u>\$43,183.24</u>

FUND BALANCES:

OPERATING FUND - PER STATEMENT	(\$5,127.27)
CONTINGENCY RESERVE FUND - PER STATEMENT	\$55,736.69
SPECIAL LEVY FUND - PER STATEMENT	\$0.00
TOTAL FUND BALANCES	<u>\$50,609.42</u>
	<u>\$93,792.66</u>

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE

Policy No. CNW222

Summary of Coverage

Named Insured: The Owners of Strata Plan NW 222 Wiltshire House
 Additional Insured(s): Fraser Campbell Property Management Ltd.
 Location Address(es): 15265 Roper Avenue, White Rock, BC V4B 2E9
 Policy Period: February 16, 2026 to February 16, 2027 12:01 a.m. Standard Time

Insuring Agreements	Deductibles	Amount of Insurance
PROPERTY COVERAGES		
All Property, All Risk	\$10,000	\$6,972,700
Property Extensions	Included	Included
Water Damage	\$25,000	Included
Back up of Sewers, Sumps, Septic Tanks or Drains	\$25,000	Included
Earthquake Damage	10%	Included
Minimum Deductible:	\$250,000	
Aggregate Limit		\$6,972,700
Flood Damage	\$25,000	Included
Aggregate Limit		\$6,972,700
Key & Lock Replacement	\$500	\$5,000
Stated Amount Co Insurance, Replacement Cost	Included	Included
BLANKET GLASS COVERAGE	\$500	Blanket
COMMERCIAL GENERAL LIABILITY		
Bodily Injury/Property Damage - per occurrence	\$2,500	\$10,000,000
Personal and Advertising Injury Liability - per occurrence	\$2,500	\$10,000,000
Medical Expense Limit \$5,000 per person / \$25,000 per occurrence		\$25,000
Tenants Legal Liability	\$2,500	\$500,000
Non-Owned Automobile Policy - S.P.F. No. 6 C71000	\$2,500	\$10,000,000
CONDO DIRECTORS & OFFICERS LIABILITY	Nil	\$20,000,000
ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY		
Limit of Liability – Each Incident, Coverages A-G	\$25,000 Retention,	\$1,000,000
Limit of Liability – Each Incident, Coverage I	5 day waiting period	\$250,000
Aggregate Limit		\$5,000,000
Crisis Management Expense Endorsement		\$50,000
VOLUNTEER ACCIDENT INSURANCE COVERAGE		
Personal Accident Limit - Maximum Benefit - Lesser of \$350,000 or 5x Annual Salary		\$350,000
Weekly Accident Indemnity - Lesser of \$750 or 75% of Gross Weekly Earnings (52 weeks)	8 day Waiting Period	
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$5,000		
Program Aggregate Limit		\$10,000,000
EQUIPMENT BREAKDOWN		
Direct Damage	\$10,000	\$6,972,700
Business interruption		
Extra Expense		
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION FORM INCLUDING ELECTRONIC THEFT OF MONEY		
Claims Preparation Costs	\$1,000	\$5,000
Computer Theft & Funds Transfer Fraud	\$1,000	\$5,000
Customers Interest	\$1,000	\$2,500
Employee Dishonesty	\$1,000	\$10,000
Forgery or Alteration	\$1,000	\$5,000
Money and Securities	\$1,000	\$5,000
Money Order and Counterfeit Paper Currency Coverage	\$1,000	\$5,000
Telephone Fraud	\$1,000	\$5,000
Unauthorized Business Card Use	\$1,000	\$5,000

Insuring Agreements**Deductibles****Amount of
Insurance**

ARAG LEGAL EXPENSE INSURANCE COVERAGE

ARAG business for Condominiums Legal Protection Insurance Policy

Per Claim Limit

\$200,000

Program Aggregate

\$1,000,000

This is a generalized summary of coverage for quick reference. In all cases the terms and conditions of the policy in effect are the determining documents.

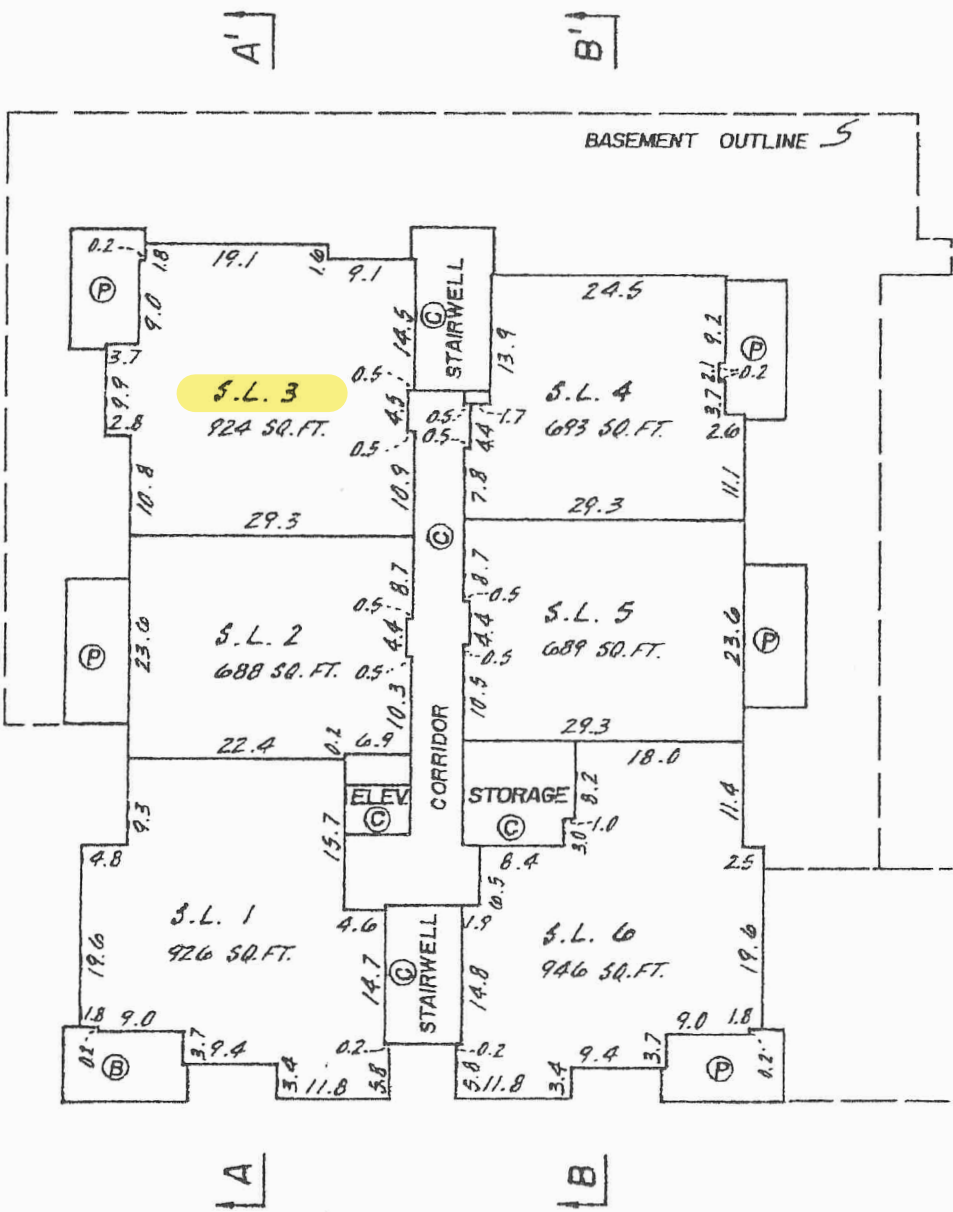
February 10, 2026 - E&OE

STRATA PLAN NW 222
Ref. K74091E



FIRST FLOOR PLAN AND SECTION

SCALE : 1 " = 20'



FIRST FLOOR

S.L. 18	S.L. 17	S.L. 16
S.L. 12	S.L. 11	S.L. 10
S.L. 6	S.L. 5	S.L. 4
UNDERGROUND PARKING ©		

THIRD FLOOR

SECOND FLOOR

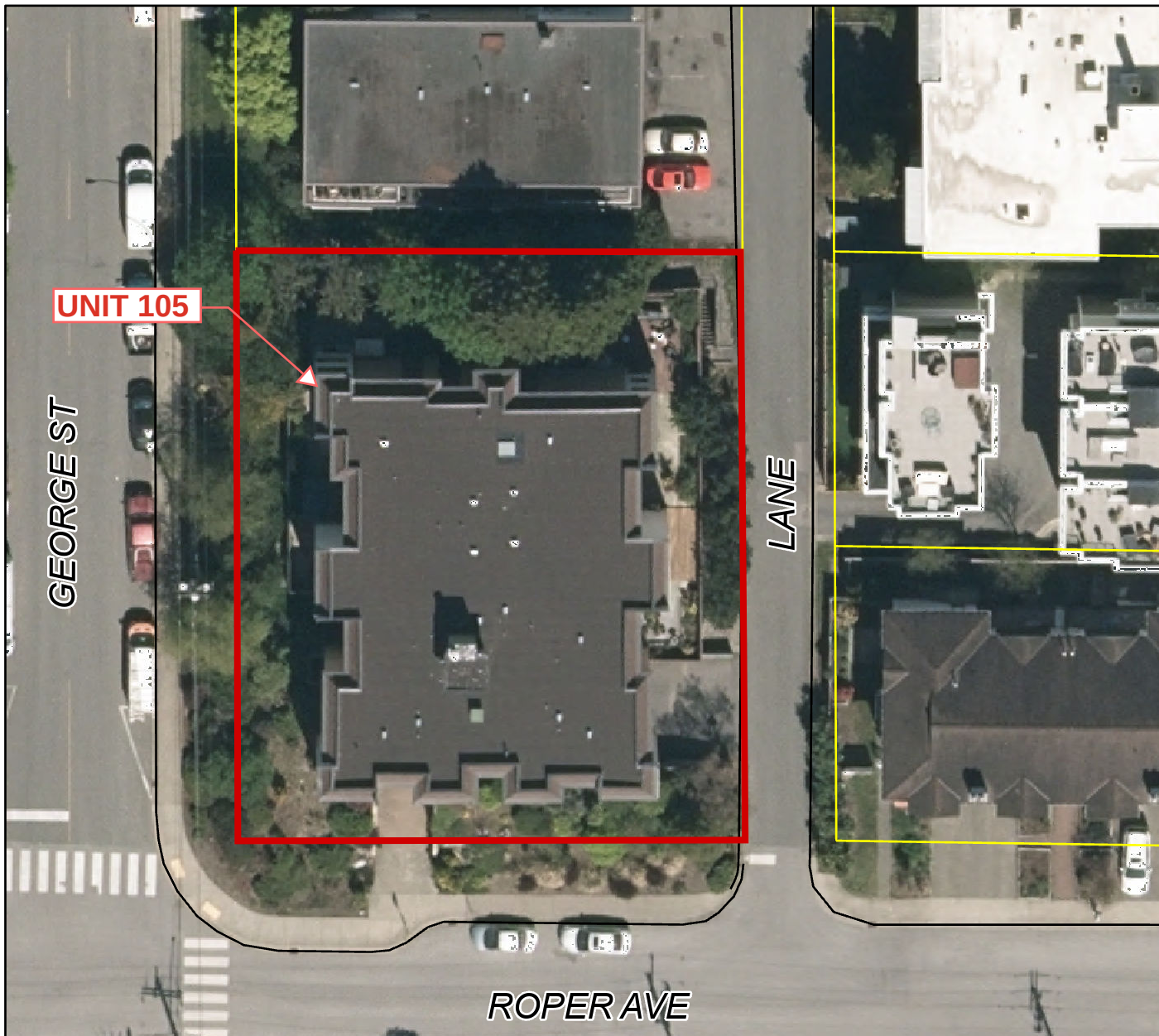
FIRST FLOOR

BASEMENT

SECTION B - B'

7TH MAY, 1974

[Signature]



Legend

- Road Edges
- Lots (yellow)



105 15265 Roper Avenue

Scale: 1:425

0 0 0.01 0.01 km



The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of White Rock.
This information is provided for information and convenience purposes only. Lot sizes and legal descriptions must be confirmed at the Land Title Office.



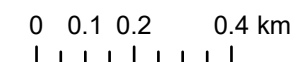
Legend

- Bus Stops
- Lots



15265 Roper Avenue

Scale: 1:15,500



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15265 Roper Ave

White Rock, BC

HOODQ ADDRESS REPORT™

Beebe Cline

16048307458

<http://www.beebecline.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 3 parks and 10 recreation facilities within a 20 minute walk from this address.



White Rock Elementary School Grounds

1273 Fir St



2 mins

Dr. R.J. Allan Hogg Rotary Park

15479 Buena Vista Avenue



6 mins

White Rock Community Centre

15154 Russell Avenue



5 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground
2 Basketball Courts
2 Sports Fields
1 Community Centre

1 Sports Court
1 Outdoor Games Facility
1 Trail
1 Arts/Performance Facility

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away.

Nearest Street Level Transit Stop

Northbound Johnston Rd at Pacific Ave



3 mins

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