

15951 ALDER PLACE
"ALDER PLACE"













Presented by:
Beebe Cline - PREC

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



Active
R3130364

Board: F
Townhouse

15951 ALDER PLACE

South Surrey White Rock
King George Corridor
V4A 5J1

Residential Attached

\$849,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$849,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1976
Frontage(feet): 0.00	Bathrooms: 3	Age: 50
Frontage(metres):	Full Baths: 2	Zoning: RM15
Depth / Size (ft.): 00	Half Baths: 1	Gross Taxes: \$2,882.13
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 001-274-309	Tax Inc. Utilities?: No
View: :		Tour: Virtual Tour URL
Complex / Subdiv: Alder Place		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Glass, Wood**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Open, Visitor Parking**
Dist. to Public Transit: **0.1 KM** Dist. to School Bus: **2 blks**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 3 SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW318 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Air Cond./Central, In Suite Laundry, Sauna/Steam Room, Storage**

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Storage Shed, Vaulted Ceiling**

Finished Floor (Main): **622**
Finished Floor (Above): **601**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **615**
Finished Floor (Total): **1,838 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,838 sq. ft.**

Suite:
Basement: **Full, Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **11**

Units in Development: **44**
Exposure: **South**
Mgmt. Co's Name: **Bradshaw**
Maint Fee: **\$635.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata: **44** Locker: **No**
Storeys in Building: **2**
Mgmt. Co's #: **604-576-2424**
Council/Park Apprv?: **No**

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

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'3 x 5'8	Bsmt	Family Room	16'5 x 10'10	1	Main	2	No
Main	Living Room	17'1 x 11'7	Bsmt	Flex Room	10'1 x 9'3	2	Above	5	No
Main	Dining Room	9'8 x 9'1	Bsmt	Sauna	7'0 x 4'10	3	Bsmt	5	No
Main	Kitchen	15'5 x 9'2	Below	Laundry	6'0 x 4'0	4			No
		x				5			No
Above	Primary Bedroom	13'8 x 11'8				6			No
Above	Bedroom	11'8 x 11'3				7			No
Above	Bedroom	11'3 x 9'3				8			No

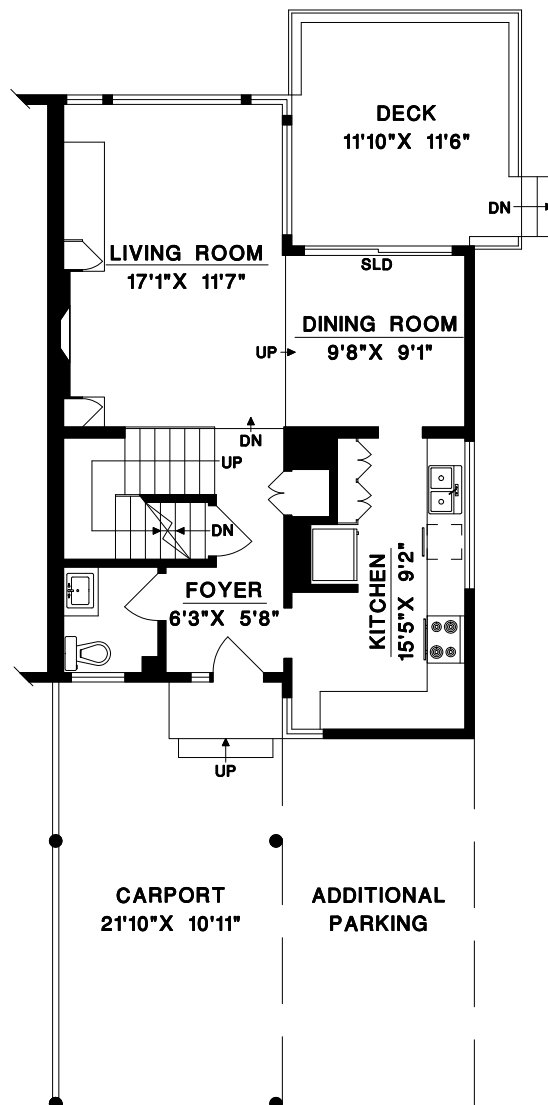
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Welcome to your private oasis in South Surrey. This fully renovated 1,836 SF townhouse blends modern luxury, space & tranquility—ideal for families & multi-generational living. The 2025 renovation features custom cabinetry, quartz countertops, matte black fixtures & new appliances in a bright open-concept layout. Offering 4 bedrooms & 3 bathrooms, including an in-law suite, plus a new furnace, heat pump & on-demand hot water. Enjoy luxury vinyl plank flooring, marble tile bathrooms & a private sauna. Outside features a large yard, two decks + balcony & convenient storage shed, EV-ready carport & ample parking. Steps to parks, schools, hospital, and minutes to White Rock beach. Schools: Ecole' Peace Arch & Ecole' Earl Marriott. Transit 0.1km. Two pets permitted.

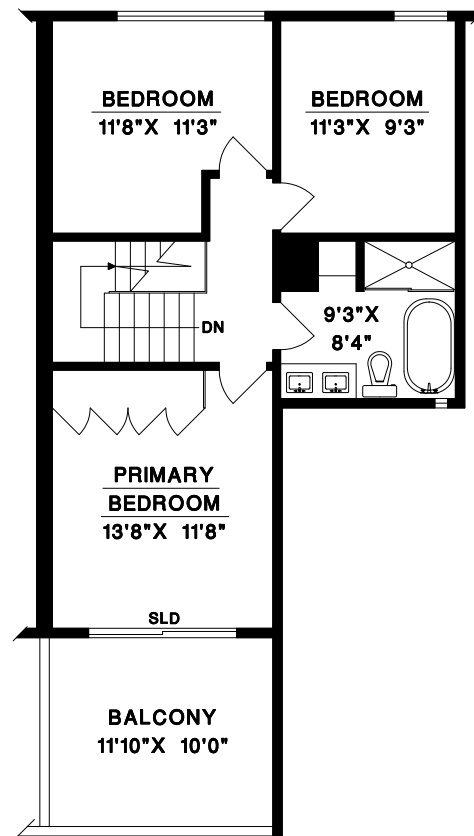
BEEBE CLINE

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

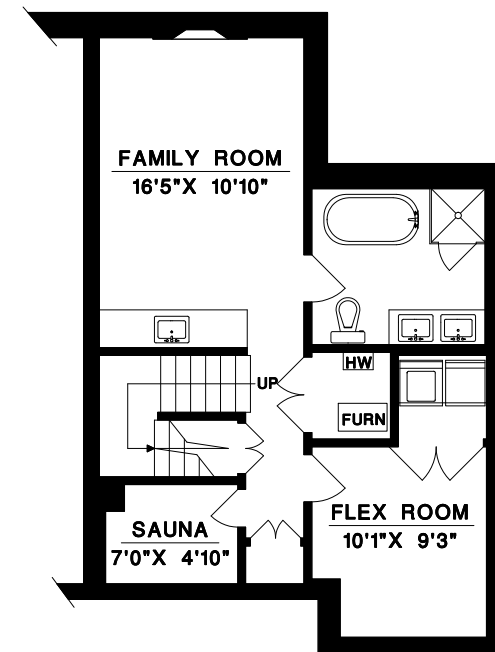
**15951 ALDER PLACE,
SURREY, B.C.**



MAIN FLOOR



UPPER FLOOR



LOWER FLOOR

UPPER FLOOR	601	SQ. FT.
MAIN FLOOR	622	SQ. FT.
LOWER FLOOR	615	SQ. FT.
FINISHED AREA	1838	SQ. FT.

CARPORT	272	SQ. FT.
BALCONY	121	SQ. FT.
DECK	159	SQ. FT.

*Area measurements taken to center of all walls.



1" = 6'
SCALE

DRAWN BY: CN
DATE: APRIL 2026
REVISED:

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

15951 ALDER PLACE			
PROPERTY COST			
List Price		\$ 849,000.00	
EXPENSES			
		Monthly	Yearly
Property Taxes		\$240.18	\$2,882.13
Strata Fee		\$635.00	\$7,620.00
Insurance		\$50.00	\$600.00
Hydro		\$50.00	\$600.00
Gas		\$75.00	\$900.00
Water		\$54.17	\$650.00
Total Expenses		\$ 1,104.34	\$ 13,252.13

*Expense Amounts 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 **NWS318** *[the registration number of the strata plan]* certify that the information contained in this certificate with respect to Strata Lot **3** *[strata lot number as shown on strata plan]* is correct as of the date of this certificate.

[Attach a separate sheet if the space on this form is insufficient].

(a) Monthly strata fees payable by the owner of the strata lot described above \$634.98

(b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than the amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*) \$600.00

(c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alternations to the strata lot, the common property or the common assets?

☐ no ☒ yes *[attach copy of all 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 \$0.00

The payment is to be made by [].

(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 \$ Unknown

(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund. \$133,077.28

(g) Are there any amendments to the bylaws that are not yet filed in the land title office?

☒ no ☐ yes *[attach copy of all amendments]*

- (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 *[attach copy of all resolutions]*

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

☒ no ☐ yes *[attach copy of all resolutions]*

- (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 *[attach copy of all notices]*

- (j) Is the strata corporation party to any court proceeding, arbitration, or tribunal proceeding, and/or are there any judgements or orders against the strata corporation?

☒ no ☐ yes *[attach details]*

- (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 *[attach copies of all notices or work orders]*

- (l) Are there 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*

☐ Garages are part of the strata lot.

☐ Parking stall(s) number(s) _____ is/are separate strata lot(s) or parts of strata lot _____ *[strata lot number(s), if known for each parking stall that is a separate strata lot or part of a separate strata lot]*

☐ Parking garage only, which is limited common property.

☒ Carport 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.*

☒ Carport is 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) numbers(s) _____ may have been allocated by owner developer assignment.

Details:

[Provide background on the allocation of parking stalls referred to in whichever of the three preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

***Note: The allocation of a parking stall that is common property may be limited as short-term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.**

(n) Are there any storage locker(s) allocated to the strata lot?

☒ no ☐ yes

i) *If no, complete the following by checking the correct box*

☐ No storage locker is available.

☐ No storage locker is allocated to the strata lot but storage locker(s) within the 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) _____ is/are part of the strata lot.

☐ Storage locker(s) number(s) _____ is/are separate strata lot(s) or parts of strata lot _____ [*strata lot number(s), if known for each locker that is a separate strata lot or part of a separate strata lot*]

☐ Storage locker(s) number(s) _____ is/are limited common property.

☐ Storage locker(s) number(s) 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) numbers(s) _____ may have been allocated by owner developer assignment.

Details:

[Provide background on the allocation of storage lockers referred to in whichever of the three preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

***Note: The allocation of a storage locker that is common property may be limited as short-term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.**

(o) a summary of the strata corporation's insurance coverage is attached (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:

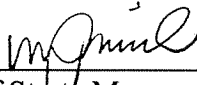
- ☒ The rules of the strata corporation.
- ☒ The current budget of the strata corporation.
- ☐ The most recent depreciation report, if any, obtained by the strata corporation under section 94.

Date June 26th, 2026

Signature of Council Member

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

OR



Signature of Strata Manager, if authorized by strata corporation

Mavis L. Smith

The information contained in this form is based on the best knowledge of Bradshaw Strata Management Ltd. at the time of completion. Bradshaw does not warrant or make representations regarding the accuracy of the information and shall not be liable to any person relying on this form.

ASSUMPTION OF RESPONSIBILITY AGREEMENT

BETWEEN:

THE OWNERS, STRATA PLAN NW 318

(the "Strata Corporation")

AND:

ROBERTA HARRISON
15951 ALDER PLACE
SURREY, B.C. V4A 5J1

(collectively the "Owner")

WHEREAS:

- A. Bylaws 5&6 of the bylaws of the "Strata Corporation require an owner to obtain the written permission of the Strata Corporation before altering common or a strata lot];
- B. Pursuant to the bylaws the Strata Corporation may require that owner "enter into a written agreement that they shall be responsible for any future repair and maintenance costs relating directly or indirectly to the alteration";

- C. The Owner, being the owner(s) of strata lot 3 (the "Strata Lot")/ Unit 15951 has requested and received approval for the alterations specified as (collectively the "Alteration"):

For the deck we are go to attach it to the unit wall under the siding glass door. We are going to attach 2" x 6" x 3/4" strips of pressure treated wood every 2' along wall using 5" lag screws & washers, between our ledger board and the unit allowing ample air movement, the deck boards will also be off set to the ledger and 1/2" gapped off the wall. We'll build the deck to allow suitable air flow and access under the deck. **Contractor supplied drawing is included on last page of AOR.**

- D. The Strata Corporation requires the Owner, pursuant to the bylaws to enter into this agreement;

THE PARTIES HERETO, FOR VALUABLE CONSIDERATION (THE RECEIPT AND SUFFICIENCY OF WHICH IS ACKNOWLEDGED), AGREE AS FOLLOWS:

1. The Owner, on his/her/their behalf agrees to do the following:

- (a) while the owner owns the strata lot and at his/her/their own cost to keep the Alterations repaired and maintained at a standard and level which is consistent with the overall condition of the building and to ensure that the

ASSUMPTION OF RESPONSIBILITY AGREEMENT

BETWEEN:

THE OWNERS, STRATA PLAN NW 318

(the "Strata Corporation")

AND:

15951 ALDER PLACE

SURREY, B.C. V4A 5J1

(collectively the "Owner")

WHEREAS:

- A. Bylaws 5&6 of the bylaws of the "Strata Corporation require an owner to obtain the written permission of the Strata Corporation before altering common or a strata lot];
- B. Pursuant to the bylaws the Strata Corporation may require that owner "enter into a written agreement that they shall be responsible for any future repair and maintenance costs relating directly or indirectly to the alteration";

- C. The Owner, being the owner(s) of strata lot 3 (the "Strata Lot")/ Unit 15951 has requested and received approval for the alterations specified as (collectively the "Alteration"):

Installation of a new furnace and heat pump, heat pump to replace current AC unit exterior to the unit, using current wiring and conduits.

Upstairs bathroom fan, to be vented out the roof using the Strata contractor.

- D. The Strata Corporation requires the Owner, pursuant to the bylaws to enter into this agreement;

THE PARTIES HERETO, FOR VALUABLE CONSIDERATION (THE RECEIPT AND SUFFICIENCY OF WHICH IS ACKNOWLEDGED), AGREE AS FOLLOWS:

1. The Owner, on his/her/their behalf agrees to do the following:

- (a) while the owner owns the strata lot and at his/her/their own cost to keep the Alterations repaired and maintained at a standard and level which is consistent with the overall condition of the building and to ensure that the Alterations are not in a condition which would negatively impact any portion

ASSUMPTION OF RESPONSIBILITY AGREEMENT

BETWEEN:

THE OWNERS, STRATA PLAN NW 318

(the "Strata Corporation")

AND:

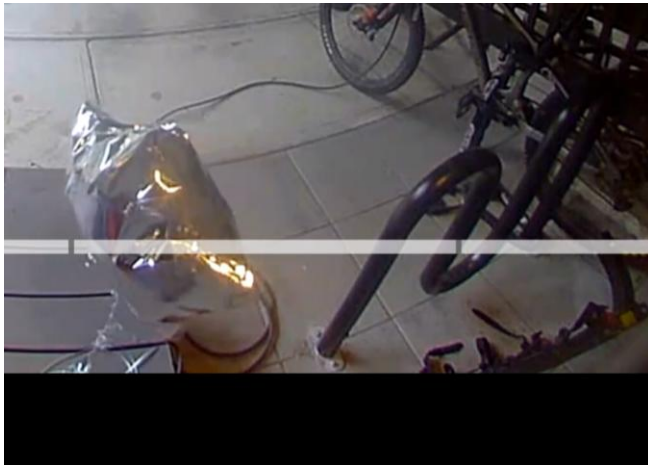
15951 ALDER PLACE
SURREY, B.C. V4A 5J1

(collectively the "Owner")

WHEREAS:

- A. Bylaws 5&6 of the bylaws of the "Strata Corporation require an owner to obtain the written permission of the Strata Corporation before altering common property (including limited common property) or a strata lot;
- B. Pursuant to the bylaws the Strata Corporation may require that owner "enter into a written agreement that they shall be responsible for any future repair and maintenance costs relating directly or indirectly to the alteration";
- C. The Owner, being the owner(s) of strata lot 3 (the "Strata Lot")/ Unit 15951 has requested and received approval for the alterations specified as (collectively the "Alteration"):

Approval has been granted for you to keep the pavers that were installed over the patch of dirt in the carport. Approval has also been granted for you to keep the black bike lock which is drilled into the previously installed pavers.



- D. The Strata Corporation requires the Owner, pursuant to the bylaws to enter into this agreement;

THE PARTIES HERETO, FOR VALUABLE CONSIDERATION (THE RECEIPT AND SUFFICIENCY OF WHICH IS ACKNOWLEDGED), AGREE AS FOLLOWS:



**Strata
PROTECT**

SUMMARY OF COVERAGES

Named Insured	The Owners, Strata Plan NW318, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners
Project Name	ALDERWOOD
Property Manager	Bradshaw Strata Management Ltd.
Policy Period	May 01, 2026 to May 01, 2027
Policy Number	BFL04NW00318
Insured Location(s)	15915 - 15977 Alder Place, Surrey, BC V4A 4H2

INSURING AGREEMENT



PROPERTY (Appraisal Date: May 1, 2026)	DEDUCTIBLE	LIMIT
All Property, Blanket By-Laws.		\$14,600,000
130% Extended Replacement Cost		\$18,980,000
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	\$25,000	
Sewer Backup	\$25,000	
Water Damage	\$25,000	
Earthquake (Annual Aggregate)	10% (minimum \$100,000)	130% of the Policy Limit
Flood (Annual Aggregate)	\$25,000	130% 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	\$2,000,000
Broad Form Money and Securities	Nil	\$10,000



COMMERCIAL GENERAL LIABILITY	DEDUCTIBLE	LIMIT
Bodily Injury & Property Damage	\$1,000	\$35,000,000
Non-Owned Automobile	\$1,000	\$35,000,000
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	\$25,000,000
Human Rights Defense Costs, including coverage for punitive or exemplary damages		Included
Privacy Event Expenses	Nil	Not Applicable
Cyber Liability	Nil	Not Applicable



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



BFL CANADA Risk and Insurance Services Inc.
67-1395 Hillside Drive
Kamloops, British Columbia, V2E 2R7

Tel.: 778-696-2323
Fax: 778-737-3702
Toll Free: 1-844-696-2323

INSURING AGREEMENT



EQUIPMENT BREAKDOWN	DEDUCTIBLE	LIMIT
Standard Comprehensive Form including Production Machines and Electronic Equipment	\$1,000	\$14,600,000
- Deductible Waiver Endorsement		
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	\$2,000,000



LEGAL EXPENSES	DEDUCTIBLE	LIMIT
Each Event	Nil	\$2,000,000
Annual Aggregate		\$5,000,000



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



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.

Balance Sheet (Accrual)
ALDERWOOD I NW318 (ald1)
May 2026

Page 1
06/17/2026
6:10 PM

Prepared For:

ALDERWOOD I NW318
15915-15977 Alder Place
SURREY, BC

Prepared By:

Bradshaw Strata Management Ltd.
#200, 5740 - 176 A Street
Surrey, BC V3S 4H2

ASSETS

Operating Bank in Trust	65,165.61
Contingency Trust Bank	162,193.42
Accounts Receivable	1,304.92
Prepaid Insurance	42,294.09
Prepaid Expenses	717.50

TOTAL ASSETS	271,675.54
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LIABILITIES & OWNER'S EQUITY

LIABILITIES

Prepaid Accounts	925.00
Due to CRF fr Op Bank-Insurance	42,294.09

TOTAL LIABILITIES	43,219.09
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OWNER'S EQUITY

Operating Surplus(Deficit)	66,263.03
Contingency Reserve	162,193.42

TOTAL OWNER'S EQUITY	228,456.45
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TOTAL LIABILITIES & OWNER'S EQUITY	271,675.54
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ALDERWOOD I NW318 ALD1
Income Statement
05/2026 to 05/2026

	Period to Date	%	Year to Date	%
REVENUE				
Strata Fees	20,065.36	96.19	100,326.80	81.32
Bank Interest	135.66	0.65	511.18	0.41
Parking	60.00	0.29	300.00	0.24
Fines & Penalties	600.00	2.88	600.00	0.49
Miscellaneous	0.00	0.00	137.65	0.11
Prior Years Surplus	0.00	0.00	21,500.00	17.43
TOTAL REVENUE	20,861.02	100.00	123,375.63	100.00
EXPENSES				
BUILDING EXPENSES				
Gardening	2,677.50	12.83	10,710.00	8.68
General Repairs	8,314.61	39.86	8,865.86	7.19
Gutter Cleaning	0.00	0.00	2,277.91	1.85
Landscape Improvements	1,546.25	7.41	2,912.50	2.36
Pest Control - Service	222.60	1.07	537.60	0.44
Snow Removal	0.00	0.00	1,890.00	1.53
TOTAL BUILDING EXPENSE	12,760.96	61.17	27,193.87	22.04
INSURANCE EXPENSE				
Insurance	3,844.91	18.43	20,533.55	16.64
Insurance Appraisal	0.00	0.00	358.75	0.29
TOTAL INSURANCE EXPENSE	3,844.91	18.43	20,892.30	16.93
UTILITIES				
Electricity	28.61	0.14	62.60	0.05
Waste Removal	796.30	3.82	3,689.35	2.99
TOTAL UTILITIES	824.91	3.95	3,751.95	3.04
ADMINISTRATIVE EXPENSES				
Bank Charges - Services	32.00	0.15	160.00	0.13
Professional Fees	0.00	0.00	452.24	0.37
Office & Misc.	111.34	0.53	580.06	0.47
Strata Management	1,050.00	5.03	5,250.00	4.26
TOTAL ADMINISTRATION EXPENSES	1,193.34	5.72	6,442.30	5.22
FUND ACCOUNT EXPENSE				
Contingency Reserve Fund	2,340.42	11.22	11,702.10	9.48
TOTAL FUND ACCOUNT EXPENSE	2,340.42	11.22	11,702.10	9.48
TOTAL EXPENSES	20,964.54	100.50	69,982.52	56.72

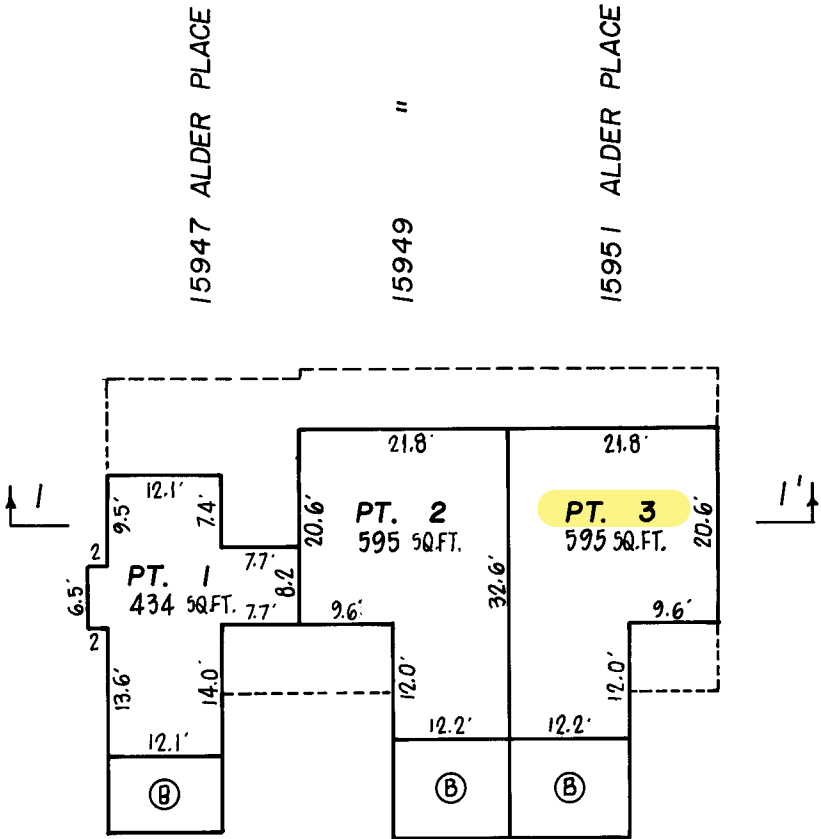
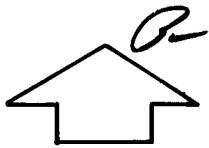
STRATA PLAN *NW 318*

BUILDING "1"

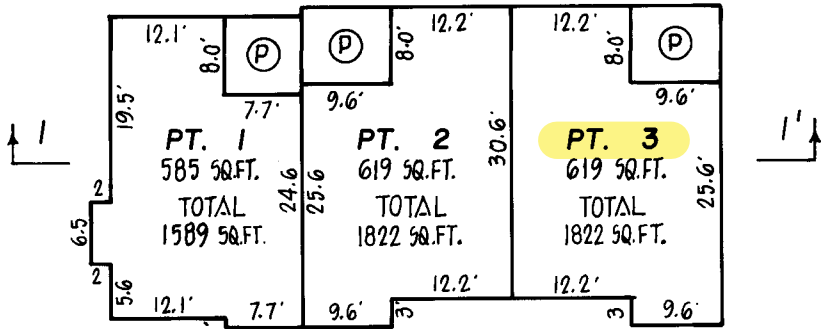
Ref. *L18933 E*

FLOOR PLANS AND SECTION

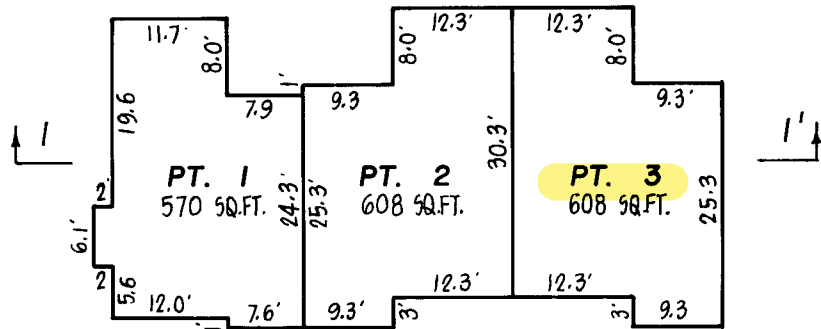
SCALE : 1 INCH = 20 FEET



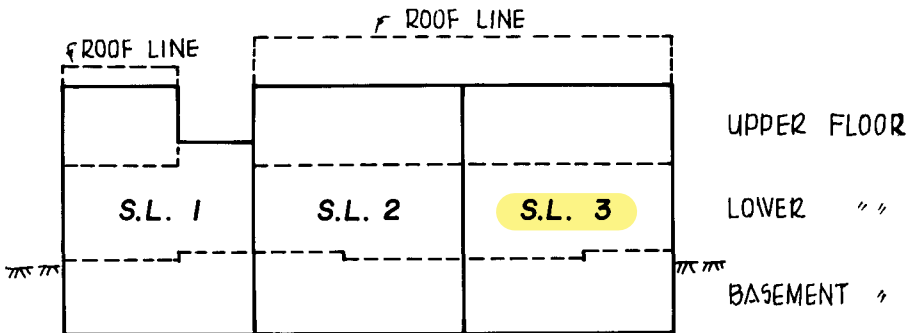
UPPER FLOOR



LOWER FLOOR



BASEMENT FLOOR



SECTION 1 - 1'

FILE 002216

29, JAN. 1975

Handwritten signature

BCIL 53388 - MSEL

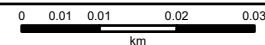


15951 Alder Place

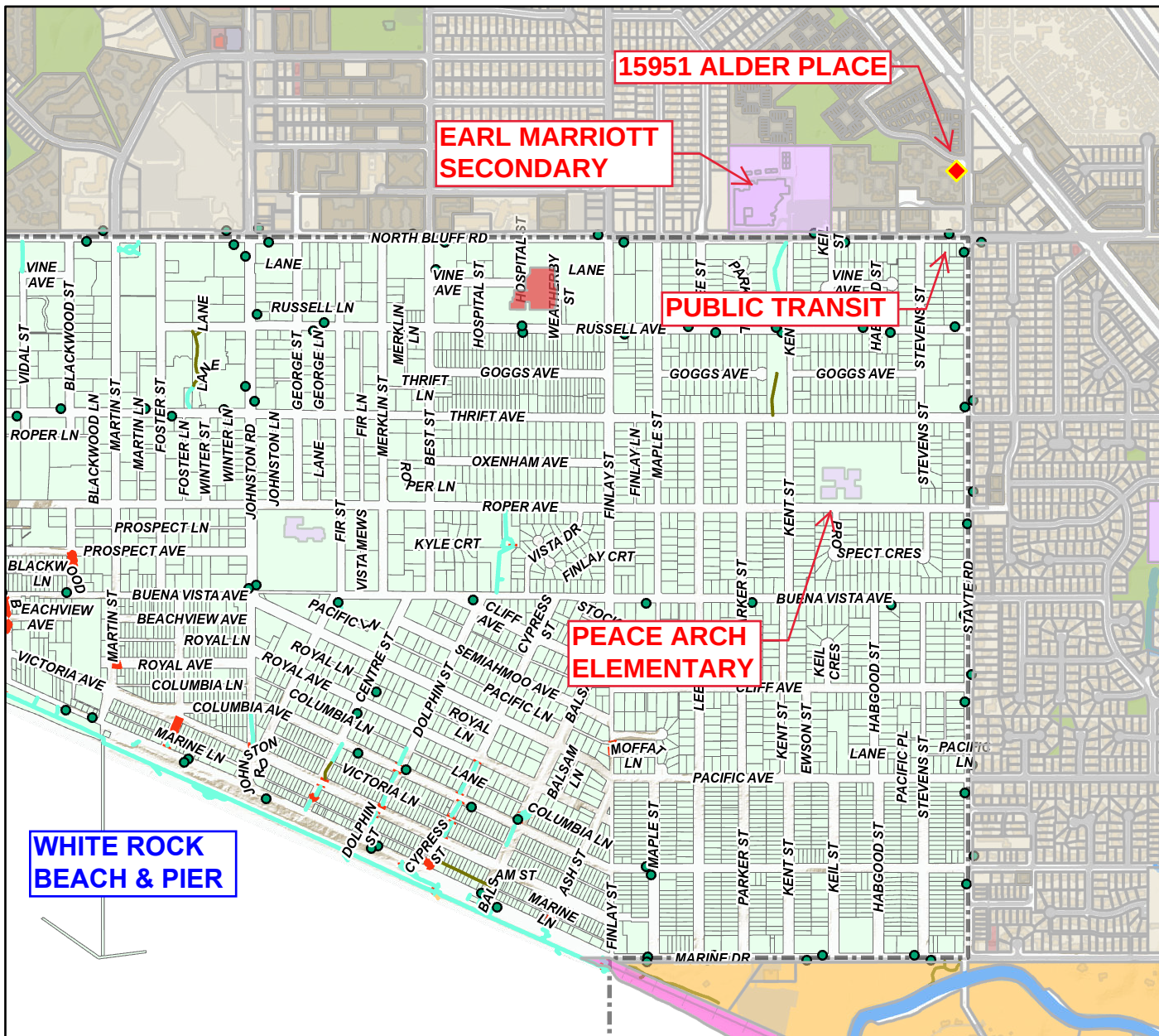
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Scale: 1:975



Map created on: 2026-04-29



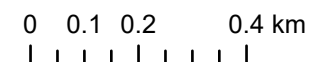
Legend

- Building
 - Large (Health Care)
- Building Large
 - Hospital
 - Fire
 - School
 - Library
 - Community Centre
 - Unknown
- Bus Stops
- Park Paths and Trails
 - Stairs
 - Sidewalk
 - Ramp
 - Nature Trail
 - Lots



15951 Alder Place

Scale: 1:14,000



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.



15951 Alder Pl

Surrey, 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

École Earl Marriott Secondary

Designated Catchment School
Grades 8 to 12
15751 16 Ave

École Peace Arch Elementary

Designated Catchment School
Grades K to 7
15877 Roper Ave

École Gabrielle-Roy

Designated Catchment School
Grades K to 12
6887 132 St

École Laronde Elementary

Grades K to 7
1880 Laronde Dr

Other Local Schools

East Kensington Outdoor Learning

Grades K to 5
2795 184 St

PARKS & REC

This home is located in park heaven, with 3 parks and 14 recreation facilities within a 20 minute walk from this address.



Alderwood Park

1760 Lilac Drive



4 mins

Peace Arch Elementary School Grounds

15877 Roper Ave



10 mins

Kent Street Activity Centre / MacCaud Park

1475 Kent Street



7 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds
2 Tennis Courts
4 Basketball Courts
1 Ball Diamond

4 Sports Fields
1 Community Centre
2 Sports Courts
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 2 minute walk away.

Nearest Street Level Transit Stop

Westbound 16 Ave at 160 St

2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a police station, and a fire station within 2km.

Fraser Health - Peace Arch Hospital

15521 Russell Ave



Fire Station

15155 18 Ave



Police Station

1815 152 St