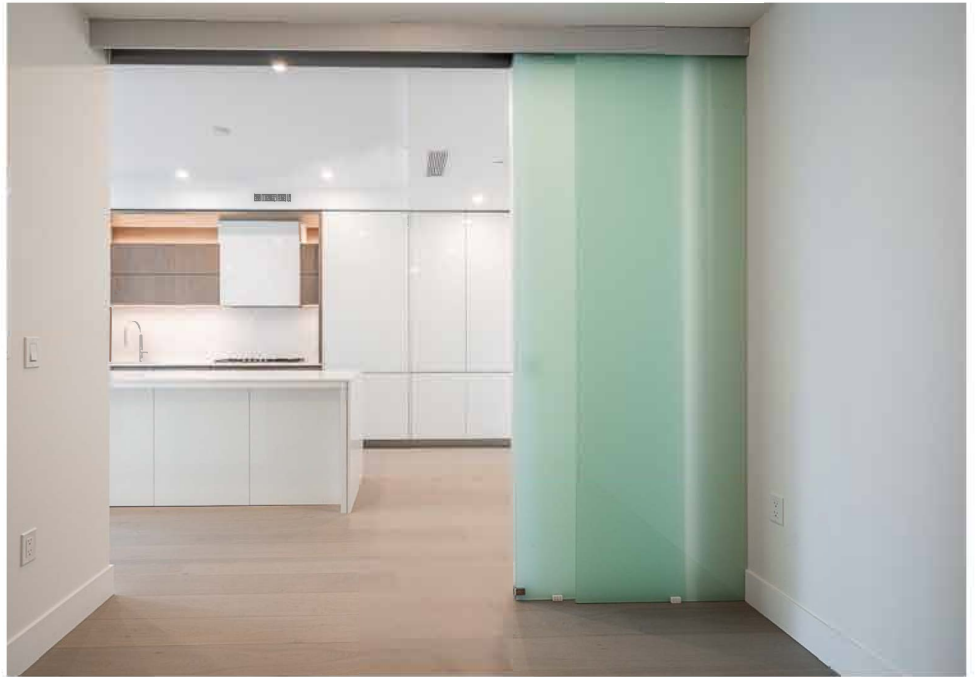


"MONACO"
212 1342 JOHNSTON ROAD

















Presented by:
Beebe Cline - PREC

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



Active
R3162942
Board: F
Apartment/Condo

212 1342 JOHNSTON ROAD

South Surrey White Rock
White Rock
V4B 0C7

Residential Attached

\$1,129,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,129,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2025
Frontage(feet):	Bathrooms: 2	Age: 1
Frontage(metres):	Full Baths: 2	Zoning: CD-58
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$5,620.35
Sq. Footage: 0.00		For Tax Year: 2026
Flood Plain: No	P.I.D.: 032-464-584	Tax Inc. Utilities?: No
View: Yes :Balcony Ocean South		Tour: Virtual Tour URL
Complex / Subdiv: Monaco		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete, Concrete Frame, Frame - Metal**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter Concrete**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Heat Pump, Radiant**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tile - Concrete**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Underground, Open, Visitor Parking**
Dist. to Public Transit: **1 Blk** Dist. to School Bus: **1/2 Blk**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 12 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS11179 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Garden, Recreation Center, Storage, Wheelchair Access, Workshop Detached, Concierge**

Site Influences: **Central Location, Lane Access, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Sprinkler - Fire, Windows - Thermo, Wine Cooler**

Finished Floor (Main): **1,372**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,372 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,372 sq. ft.**

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

of Levels: **1**
of Rooms: **9**

Units in Development:
Exposure: **West**
Mgmt. Co's Name: **Citybase Management**
Maint Fee: **\$908.63**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **97** Locker: **Yes**
Storeys in Building: **13**
Mgmt. Co's #: **604-708-8998**
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **Minimum 90 Days**

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Living Room	12'10 x 12'10
Main	Dining Room	10'8 x 9'2
Main	Kitchen	18'1 x 11'11
Main	Office	9'7 x 8'10
Main	Laundry	5'4 x 3'7
Main	Foyer	6'5 x 6'4
Main	Primary Bedroom	14'0 x 9'8
Main	Bedroom	12'6 x 10'0

Floor	Type	Dimensions
Main	Walk-In Closet	7'0 x 6'2
		x
		x
		x
		x
		x
		x
		x

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

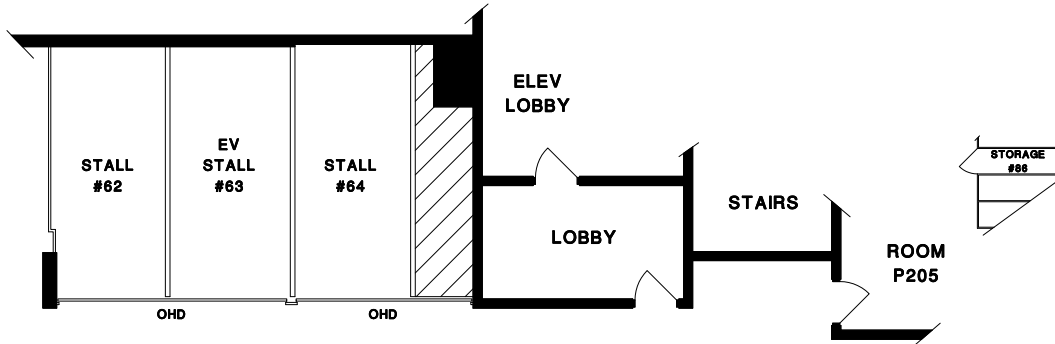
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

1,372 SF 2 bedroom faces West on Johnston integrates inside & outdr living seamlessly to spacious 106 SF concrete balcony w/ some ocean view south. Everything feels quality & special. Exquisite kitchen, large island for Seating & integrated Thermadore appl pkg. Designed to be wheelchair friendly. Two bedrooms separated, no shared walls. Primary w/ large fully appointed custom closets & spa ensuite. Second bedroom & full bath. Large den flex/office space w/ storage built-in & full size laundry. Monaco by Solterra, Awarded "Best High Rise in Canada" Canadian Homebuilders Assoc. - Havan Awards "Best Residential Community". Parking 86 & 87 at P4 EV ready. Concierge, bike + storage locker #20 (room 209 at P2), fitness centre, amenity lounge & 12,000 SF courtyard + pet spa. Walk score 96.

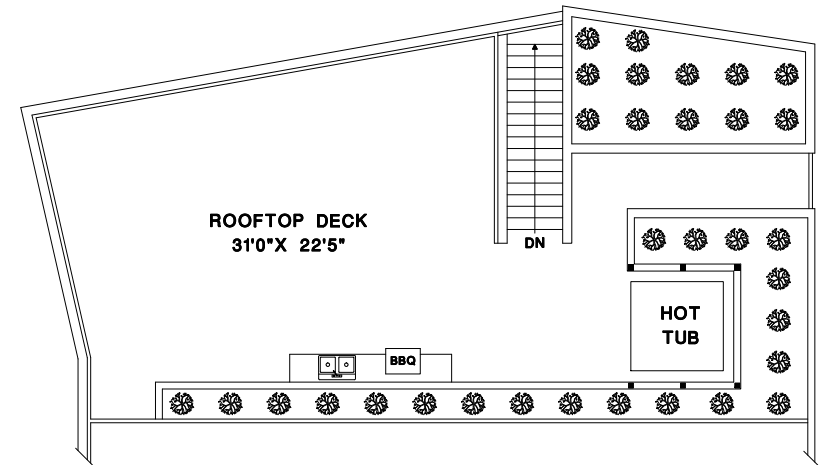
BEEBE CLINE

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

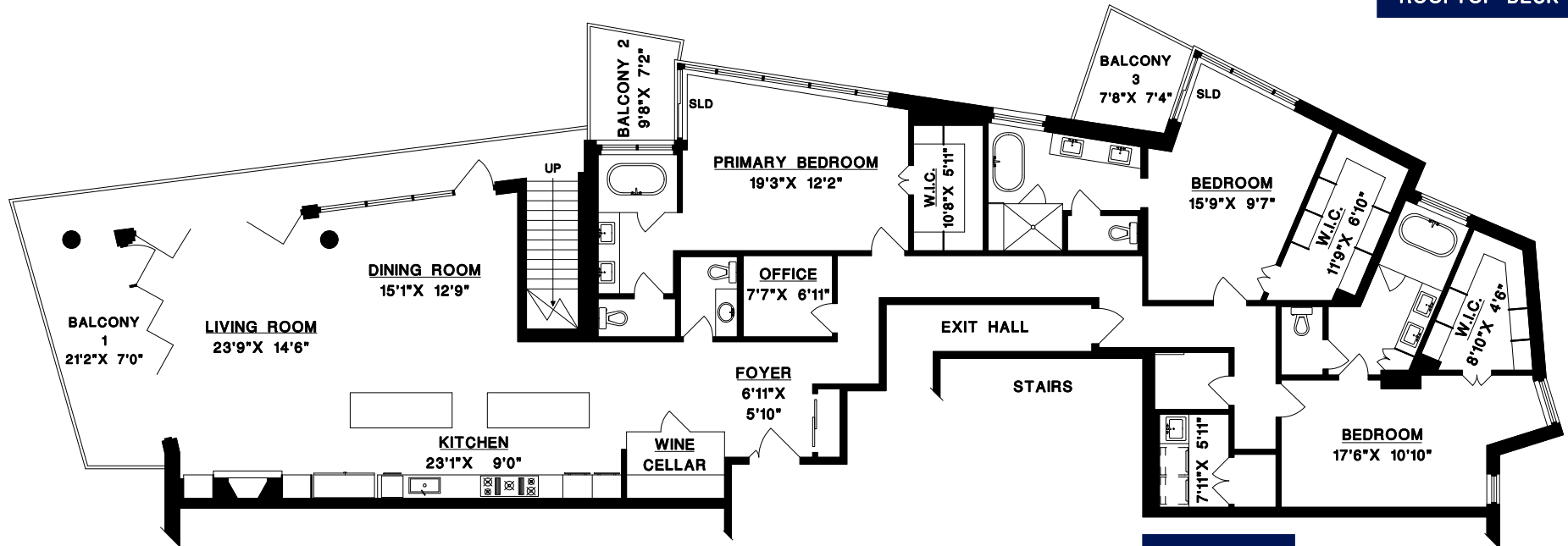
#1302 - 1342 JOHNSTON ROAD,
WHITE ROCK, B.C.



PARKING LEVEL 3



ROOFTOP DECK



MAIN FLOOR

9'3" CEILING HEIGHT

MAIN FLOOR	3105 SQ. FT.
FINISHED AREA	3105 SQ. FT.

BALCONY 1	333 SQ. FT.
BALCONY 2	70 SQ. FT.
BALCONY 3	71 SQ. FT.
ROOFTOP DECK	1480 SQ. FT.

*Area measurements taken to center of all walls.



1' 6"
SCALE

DRAWN BY: CN
DATE: SEPTEMBER 2026
REVISED:

FEATURES

TWO AND THREE BEDROOM

URBAN AND VISTA COLLECTIONS

A WHITE ROCK LANDMARK

- Developed by award-winning Solterra – winner of over 70 development and builder awards
- Contemporary, yet timeless architecture by award-winning firm, Rafii Architects Inc.
- State-of-the-art building technologies featuring engineered reinforced concrete construction
- Located in vibrant White Rock with great access to a wide array of restaurants, boutique shops, services, parks, trails, schools, and beaches; all within walking distance or minutes by bike or car

A SIGNATURE HOME

- Three distinct designer colour palettes appropriately named *Pier*, *Bay*, and *Marine* – inspired by the largest landmark in White Rock, its location, and the sailing boats in Semiahmoo Bay
- *Pier Colour Palette* – rich mid-tone woods, high gloss white contrasted with subtle natural stone-inspired and dramatic precious stone-inspired porcelain tiles
- *Bay Colour Palette* – warm blonde woods, high gloss greige with soothing natural stone-inspired porcelain tiles
- *Marine Colour Palette* – deep and rich woods, warm smoked mirror glass with subtle and dramatic natural stone inspired porcelain tiles
- Elegant smooth ceilings adding to the contemporary look and clean lines of the home
- Recessed pot lights throughout and added surface mount fixtures in all bedrooms and living room
- Modern flat slab interior doors throughout the home
- Engineered hardwood floors and tile throughout
- Modern square edge baseboards and added detail to door moldings throughout
- Full height windows provide brilliant, natural light and expansive views
- Contemporary, roller window shades throughout the home, with blackout roller shades in all bedrooms – *for an added convenience, ask our sales team about our automated blinds*
- Dedicated family area* to provide ample space for visitors and movie nights
- Spacious, open air balconies or patios for outdoor enjoyment and relaxation
- Striking, frosted glass sliding panels in flex* spaces providing multi-use living

GOURMET KITCHENS | SOLTERRA CUCINE

- Custom designed cabinetry, made in Italy exclusively for Monaco – making this kitchen truly one-of-a-kind
- Sleek, modern and luxurious design with dual tone cabinetry in vertical wood grain veneer and high gloss acrylic or warm smoked mirror glass finishes – *colour palette dependent*
- Cabinetry features soft close hardware
- Luxurious, full height slab quartz backsplash with matching countertop
- Convenient kitchen island with quart slab waterfall design provides additional counter space and seating
- Sleek above and under cabinet lighting provides both ambient and task illumination
- Large under mount commercial-grade stainless steel sink makes kitchen clean up a pleasure
- Custom designed, made in Italy chrome faucet adds sparkle, beauty and convenience to this exemplary kitchen
- Premium, high quality appliance package, perfect for those who love to cook includes:
 - Thermador® Masterpiece 36" 5 Star® Burner Gas Cooktop**
 - Falmec concealed European hood fan with task lighting
 - Thermador® Masterpiece 30" Single Wall Oven** with SoftClose®
 - Thermador® Masterpiece 36" Integrated Refrigerator and Bottom Freezer** with Auto Door Opening
 - Thermador® Masterpiece 24" Integrated Emerald Dishwasher** with Chef's Tool Drawer (3rd rack)
 - Thermador® Masterpiece 24" MicroDrawer® Microwave** with Touch Open/Close
 - Marvel® 24" under counter dual zone wine and beverage center

Optional premium, high quality appliance upgrade package:

- Gaggenau® 200 Series 36" 5 Burner Gas Cooktop**
- Falmec concealed European hood fan with task lighting
- Gaggenau® 400 Series 30" Single Wall Oven** with handleless door / automatic door opening
- Gaggenau® 400 Series 36" Integrated Refrigerator and Bottom Freezer** with opening assist (push-to-open)
- Gaggenau® 400 Series 24" Integrated Dishwasher** with 3rd rack for cutlery
- Thermador® Masterpiece 24" MicroDrawer® Microwave** with Touch Open/Close
- Marvel® 24" under counter dual zone wine and beverage center

**WiFi smart appliance capabilities include personalized control, notifications, and remote diagnostics via Home Connect app

SPA-INSPIRED BATHROOMS

- All bathroom cabinetry has been custom designed and made in Italy, exclusively for Monaco – making these bathrooms truly one-of-a-kind
- Sleek, modern and luxurious design throughout each bathroom with dual tone cabinetry in vertical wood grain veneer and high gloss acrylic or smoked warm glass finishes – *colour palette dependent*

Primary Ensuite

- Floating vanity with added shelf for extra storage
- Cabinetry features soft-close hardware
- Custom medicine cabinet with mirrored doors and built-in lighting
- Luxurious and durable quartz countertops
- Contemporary, double under mount sinks with single lever chrome faucets for convenience and luxury
- Floor to ceiling, large format handset porcelain tiles for easy cleaning
- Radiant floor heating for added comfort
- Sleek, frameless shower* glass door for a clean, modern look
- Convenient built-in wall niche with ambient lighting, perfect for in-shower bottles
- Extra-large rain head style showerhead with handheld wand and thermostatic mixers for a full spa experience
- Luxurious freestanding soaker tub* for a relaxing bathing experience
- Toto® water-efficient, dual low-flush, one-piece toilet with electronic washlet with heated seat, auto flush and auto open/close

Secondary Baths

- Floating shelf for added convenience
- Cabinetry features soft close hardware
- Halo-lit mirror made perfect for makeup application and shaving
- Luxurious and durable quartz countertops
- Modern countertop style sink with polished chrome faucet
- Floor to ceiling, large format handset porcelain tiles for easy cleaning
- Radiant floor heating for added comfort
- Sleek, frameless shower* glass door for a clean, modern look
- Large rain head style showerhead with handheld wand
- Toto® water-efficient, dual low-flush, one-piece toilet

*Powder Room**

- Floating vanity with halo-lit mirror
- Cabinetry features soft close hardware
- Luxurious and durable quartz countertops
- Modern countertop style sink with custom, made in Italy polished chrome faucet
- Floor to ceiling, large format handset porcelain tiles for easy cleaning
- Toto® water-efficient, dual low-flush, one-piece toilet

COMFORT AND CONVENIENCE

- Walk in closets feature smoke mirrored pivot glass doors and fully custom millwork shelving and drawers
- Thoughtful built-in cabinetry in bedrooms and laundry closets or rooms
- In-suite front loading washer and stacking or side by side dryer for convenient laundering needs:
 - LG® 27" front loading washer with ThinQ® Technology**
 - LG® 27" electric dryer with ThinQ® Technology****WiFi enabled appliance capabilities include personalized control, notifications, and remote diagnostics via ThinQ® app
- Air conditioning in all homes for summer comfort
- All homes equipped with a hassle-free smart thermostat of a sophisticated, integrated solution for controlling temperature, humidity, and air quality
- Telephone/cable/data outlets and high-capacity CAT-5 wiring maximize internet and digital entertainment
- USB outlets in all rooms for charging electronic devices
- Two bedroom homes include two parking stalls
- Three bedroom homes include two parking stalls
- One out-of-suite storage locker for every home
- Electric vehicle charging stalls available – *see sales team for details*

PEACE OF MIND

- Secured garage and lobby entrances with controlled access for underground owner(s) and separate visitor parking
- Secured FOB access to all amenity areas
- Cold storage and parcel receiving room in lobby for your incoming packages and fresh produce deliveries
- Third Party Warranty includes 10-year structural coverage; 5-year water penetration coverage; and 2 years' materials and labour coverage

*In select homes

The developer reserves the right to make modifications, changes or substitutes to building design, specifications, finishes, features, dimensions and floor plans should they be necessary to maintain the high standards of this community. Square footages are approximate and may vary. Prices are exclusive of taxes and are subject to change without notice. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E&O.E. Sales by Solterra (Monaco 2) Ltd. and Multiple Realty Ltd.

solterra

Strata Property Act

Form B

[am. B.C. Regs. 238/2011, Schs. 2 and 3; 172/2016, s. (b); 206/2016, Sch. 1, s. 1; 6/2023, s. 6; 7/2023, Sch. 1; 261/2023, App., s. 3.]

INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan EPS11179 certify that the information contained in this certificate with respect to Strata Lot 12 is correct as of the date of this certificate.

(As space on this form is insufficient, separate sheet(s) is attached to provide supplementary information.)

(a) Monthly strata fees payable by the owner of the strata lot described above **\$908.63**

(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*) **\$908.63**

(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 ☐ yes *[If yes, attach details and or copy of all agreements]*

Please refer to the attached sheet for supplementary information to this Form B.

(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 N/A.

(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

Please refer to the attached sheet for supplementary information to this Form B. **\$0.00**

(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund

Please refer to the attached sheet for supplementary information to this Form B. **\$157,800.45**

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

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

- (h) Are there any resolutions passed by a 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 *[If yes, attach copy of all resolutions]*
- (h.1) Are there any winding-up resolutions that have been passed?
☒ no ☐ yes *[If yes, attach copy of all resolutions]*
- (i) Has notice been given for any resolutions, requiring a 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 *[If 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 judgments or orders against the strata corporation?
☒ no ☐ yes *[If 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 *[If yes, attach copies of all notices or work orders]*
- (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 strata lot(s) or part(s) of a 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 stall(s) number(s) is/are limited common property
- ☐ Parking stall(s) number(s) is/are common property
- (iii) *For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.*
- ☐ Parking stall(s) number(s) is/are allocated with strata council approval*

☐ Parking stall(s) number(s) is/are allocated with strata council approval and rented at \$ per month*

☐ Parking stall(s) number(s) may have been allocated by owner developer assignment

Details: Parking stall(s) is to be assigned by Solterra (Monaco 2) Limited Partnership upon completion of the first sale transaction of the property by entering into a Parking Stall / Bicycle Storage Locker / Storage Room Assignment Agreement. All parking stalls are common property in accordance with the registered strata plan of this complex. Parking stall(s) information was provided by developer without audit. See attached for location of the parking area.

Note: All readers and recipients of this information certificate must note the cautions and reservations set out by the Strata Corporation in the appendix below.

Appendix Cautions and Reservations of the Strata Corporation RE: item(m) and (n)

- The Strata Corporation is under no statutory obligation to keep records of parking stall or storage locker allocations which are implemented and assigned by way of unregistered pre-Strata Plan lease or license;
- The Strata Corporation does not warrant the enforceability of parking stall or storage locker assignments which have been allocated by way of unregistered lease or license which was granted before the deposit of the Strata Plan;
- The Strata Corporation provides notice herein that unregistered leases and licenses which were granted before the deposit of the Strata Plan are likely not assignable by the original lease/licensee; and
- The Strata Corporation does not warrant either the existence or the enforceability of parking stall or storage locker assignments which have been re-allocated by way of a private agreement as between separate Owners where that private agreement has not been furnished to 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 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 strata lot(s) or part(s) of a separate 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) number(s) may have been allocated by owner developer assignment

Details: Storage locker(s) is to be assigned by Solterra (Monaco 2) Limited Partnership upon completion of the first sale transaction of the property by entering into a Parking Stall / Bicycle Storage Locker / Storage Room Assignment Agreement if any storage locker(s) is being allocated to this strata lot. All storage lockers are common property in accordance with the registered strata plan of this complex. Storage locker(s) information was provided by developer without audit. See attached for location of the storage area.

Bicycle locker(s) is to be assigned by the Solterra (Monaco 2) Limited Partnership upon completion of the first sale transaction of the property by entering into a Parking Stall / Bicycle Storage Locker / Storage Room Assignment Agreement if any bicycle locker(s) is being allocated to this strata lot. All bicycle lockers are common property in accordance with the registered strata plan of this complex.

Note: All readers and recipients of this information certificate must note the cautions and reservations set out by the Strata Corporation in the appendix below.

Appendix Cautions and Reservations of the Strata Corporation RE: item(m) and (n)

- The Strata Corporation is under no statutory obligation to keep records of parking stall or storage locker allocations which are implemented and assigned by way of unregistered pre-Strata Plan lease or license;
- The Strata Corporation does not warrant the enforceability of parking stall or storage locker assignments which have been allocated by way of unregistered lease or license which was granted before the deposit of the Strata Plan;
- The Strata Corporation provides notice herein that unregistered leases and licenses which were granted before the deposit of the Strata Plan are likely not assignable by the original lease/licensee; and
- The Strata Corporation does not warrant either the existence or the enforceability of parking stall or storage locker assignments which have been re-allocated by way of a private agreement as between separate Owners where that private agreement has not been furnished to 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

[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 ***[If 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: September 15, 2026

.....
Signature of Council Member

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

OR

.....

Ricky Tam
Strata Manager for the Owners, Strata Plan EPS11179
Citybase Management Ltd

Insured: The Owners of Strata Plan EPS11179, Monaco
c/o Citybase Management Ltd.

Property Policy Number: ACRA-RERS-038665-PROP

Policy Period: From: June 24, 2026 To: June 24, 2027
Location(s): 1342 Johnston Road, White Rock, BC V4B 0C7

Effective: June 24, 2026

Description Of Coverages

Property of Every Description –Per Occurrence, Form REAPRB100, Appraisal: Jun 24, 2026, Year of Cycle: 1		
Contents	\$71,380,000.	\$10,000.
Extended Replacement Cost Limit -130%	\$24,000.	
Business Interruption	\$92,794,000.	
All Risks (All Other Losses Deductible)	Not Covered	
Earthquake – (Annual Aggregate) – Extended Replacement Cost Applies		\$10,000.
	\$71,404,000.	10%, Minimum
		\$100,000.
Flood – Annual Aggregate – Extended Replacement Cost Applies	\$71,404,000.	\$25,000.
Water Damage		\$50,000.
Sewer Backup		\$50,000.
Exterior Glass Breakage		\$250.
Canopy Glass Breakage		\$1,000.
Replacement of Locks and Keys		\$2,500.
Illegal Drug Activity		\$50,000.
All Losses arising from Vacant Units		\$50,000.
Equipment Breakdown - By-laws Included	\$71,380,000.	\$1,000.
Content	\$24,000.	
Business Interruption - Loss of Profits (Gross Rentals)	Not Covered	
Included Debris Removal; \$500,000 Water Damage; \$500,000 Ammonia Contamination; \$500,000 Hazardous Substances; \$500,000 Professional Fees; \$100,000 Contingent Business Interruption; \$100,000 Brands And Labels; \$100,000 Fungus Clean Up Or Removal Coverage; \$100,000 Service Interruption; \$250,000 Extra Expense; \$1,000,000 Expediting Expense	Included	
General Liability – Bodily Injury, Personal Injury and Property Damage Liability – Each Accident or Occurrence	\$10,000,000.	*\$1,000.
Products and Completed Operations – Aggregate Limit	\$10,000,000.	
Non-Owned Automobile	\$10,000,000.	
Advertising Injury Liability	\$10,000,000.	
Medical Payments – Each Person	\$50,000.	
Tenants' Legal Liability – Any One Premises	\$500,000.	\$1,000.
Voluntary Compensation Extension – Strata Volunteers Coverage	\$50,000.	
(Weekly Indemnity of 2/3 of Employee's Weekly Wage, but not exceeding \$500/week & set at \$500/week for Volunteer Workers)		
Strata Corporation Directors & Officers Liability – Annual Aggregate – Claims Made; Defense Costs Outside limit of liability - No limitation	\$5,000,000.	Nil
Professional Liability Extension for Property Manager per Wrongful Act – Annual Aggregate – Claims Made	Included	Nil
Discrimination Defense Costs	Included	
Employment Practices Liability	Included	
Broad Form Money & Securities - Loss Inside & Outside Premises, Depositors Forgery, Fraud, Theft, Robbery or Burglary	\$25,000.	Nil
Employee Dishonesty, Coverage – Form A – Including Property Manager and Designated Persons	\$50,000.	Nil
Pollution Liability – Each Pollution Event, Including Bodily Injury or Property Damage and Clean-up Costs	\$1,000,000.	\$10,000.
Aggregate (Master) Policy Limit	\$5,000,000.	
Terrorism and Sabotage Coverage	\$500,000.	\$2,500
Group Accident & Business Travel (Volunteer Accident Coverage)	\$100,000.	7 Day Waiting
Principal Sum - \$100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks)		Period
Accident Expenses - various up to \$15,000. (please see wording) Dental Expenses \$5,000.		
Cyber Liability (Intellect Privacy & Data Breach)		\$5,000.
Liability	\$100,000.	
Expense	\$50,000.	
Earthquake Deductible Buy-Down Coverage – Annual Aggregate	Not Covered	
Legal Expense Insurance Policy - Technology Insurance Company Inc.		
Per Claim	\$500,000.	Nil
Annual Aggregate	\$1,000,000.	
Platinum Legal Services Retainer Contract	Aggregate Fees Cap per Legal Proceeding	
Per Claim – \$1,500,000 Term Aggregate	\$1,000,000.	
Note: The Legal Services Retainer Contract with Clark Wilson LLP is not a contract of insurance but is a Retainer agreement between the Strata Corporation and Clark Wilson LLP for Legal Services as described in the Contract. Premium is fully earned.		

Conditions – Property

- All Risks of direct physical loss or damage to property described at Location(s) of Risk shown above.
- Basis of Loss Settlement – Replacement Cost including by-laws
- Valuation Basis – Stated Amount
- Extended Replacement Cost –130%
- Any Property additions, renovations or installation work will be subject to a limit of 15% of the insured value, with a maximum of \$2,500,000.

Conditions – General Liability

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

Notable Exclusions & Endorsements

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

Balance Sheet

EPS11179

As of: Jul 31, 2026

Description	Net
ASSETS	
CASH	
BMO-Operating Funds	\$57,492.10
BMO-Contingency Reserve Fund	\$157,800.45
BMO-SL-Warranty	\$2,159.18
Total CASH:	\$217,451.73
OTHER CURRENT ASSETS	
Accounts Receivable	\$3,975.51
Prepaid Insurance	\$78,793.92
Prepaid Expense	\$874.99
Total OTHER CURRENT ASSETS:	\$83,644.42
TOTAL ASSETS:	\$301,096.15
LIABILITIES & EQUITY	
LIABILITIES	
Accounts Payable	\$34,760.06
Accrued Payable	\$7,254.85
Security Deposit	\$400.00
Total LIABILITIES:	\$42,414.91
EQUITY	
Contribution to Contingency	\$155,314.79
CRF - Interest (Year-to-Date)	\$2,485.66
Contribution to Warranty	\$2,159.18
Retained Earnings	\$8,262.87
Current Earnings	\$90,458.74
Total EQUITY:	\$258,681.24
TOTAL LIABILITIES & EQUITY:	\$301,096.15
	\$301,096.15

vi 08.25.2026

The Owner's Strata Plan EPS 11179

Monaco

July-26

Accounting Analyst

#2510 Contingency

Opening Contingency	\$ 84,128.84	Bank - Contingency	\$ 157,800.45	
Contingency Contribution (YTD)	\$ 71,185.95			
CRF - Interest (YTD)	\$ 2,485.66			
	<u>\$ 157,800.45</u>		<u>\$ 157,800.45</u>	\$ -

#2685 Warranty

Contribution of Warranty	\$ 11,000.06	Bank - Warranty	\$ 2,159.18	
Levy Interest	\$ 141.87		\$ -	
Levy Expenitures	\$ (8,982.75)		\$ -	
	<u>\$ 2,159.18</u>		<u>\$ 2,159.18</u>	\$ -

Strata Plan EPS11179, Monaco
1342 Johnston Rd, White Rock
Adopted Annual Operating Budget
September 1, 2025 to August 31, 2026

ACCOUNT TITLE	Adopted Budget	Remainder - Market Condo	Parcel 2 - Commercial	Parcel 1 - Garage/Parking
REVENUE				
Maintenance Fee Revenue Remainder - B2 Market Condo	\$ 854,231.26	854,231.26		
Income Recovery - Parcel 2 - Commercial	73,299.24		73,299.24	
Income Recovery - Parcel 1 - Garage/Parking	23,591.90			23,591.90
Move In Fees	0			
Misc. Revenue	0			
Access Card	0			
Fines	0			
Interest Income	0			
TOTAL REVENUE	\$ 951,122.39	854,231.26	73,299.24	23,591.90
EXPENSES				
Administration				
Audit Fees	\$ 945.00	879.48	65.52	0.00
Bank Charges	272.00	253.14	18.86	0.00
Communications (Internet/Cable)	2,750.00	2,559.34	190.66	0.00
Insurance	185,000.00	172,173.97	12,826.03	0.00
Garage Insurance	0.00	0.00	0.00	0.00
Insurance Appraisal	600.00	558.40	41.60	0.00
Garage Insurance Appraisal	600.00	520.25	38.76	40.99
Management Fees	31,308.00	27,146.88	2,022.30	2,138.82
Management Fees - Airspace Parcel	12,000.00	10,405.09	775.12	819.79
Professional Fees (warranty Review)	5,000.00	4,335.45	322.97	341.58
Photocopy / Postage / Courier/Administration	3,000.00	2,792.01	207.99	0.00
Total Administration	\$ 241,475.00	221,624.03	16,509.79	3,341.17
Building				
Elevator	\$ 15,000.00	13,960.05	1,039.95	0.00
Emergency Generator	4,000.00	3,468.36	258.37	273.26
Fire Alarm Monitoring	1,690.00	1,465.38	109.16	115.45
Fire Equipment Maintenance	3,000.00	2,601.27	193.78	204.95
Fire Equipment Maintenance Garage	800.00	693.67	51.67	54.65
Garage Door (Residential Only)	500.00	500.00	0.00	0.00
Garage Door (Residential and Commercial)	1,250.00	1,163.34	86.66	0.00
Garage Door (ASP1, and shared loading bays)	1,250.00	125.00	125.00	1,000.00
HVAC	6,500.00	5,636.09	419.86	444.05
HVAC Energy Systems	214,000.00	203,000.00	11,000.00	0.00
Garage Janitorial	15,000.00	7,500.00	3,750.00	3,750.00
Janitorial	31,000.00	28,850.77	2,149.23	0.00
Concierge	105,000.00	78,750.00	15,750.00	10,500.00
Pest Control	2,000.00	400.00	1,000.00	600.00
R&M - General (Residential)	7,000.00	7,000.00	0.00	0.00
R&M - General	7,000.00	6,069.64	452.16	478.21
Supplies	1,500.00	1,396.01	103.99	0.00
Dryer Vent Cleaning	5,000.00	4,653.35	346.65	0.00
Window Cleaning	10,000.00	9,306.70	693.30	0.00
Total Building	\$ 431,490.00	376,539.64	37,529.79	17,420.57
Utilities				
Electricity	\$ 22,000.00	19,076.00	1,421.06	1,502.94
Garage Electricity	6,500.00	5,636.09	419.86	444.05
Garbage & Recycling	16,000.00	14,890.72	1,109.28	0.00
Gas	40,000.00	37,226.80	2,773.20	0.00
Water & Sewage	70,000.00	65,146.91	4,853.09	0.00
Compactor Lease	10,000.00	8,670.91	645.94	683.16
Total Utilities	\$ 164,500.00	150,647.43	11,222.42	2,630.15
Grounds Maintenance				
Irrigation	\$ 1,500.00	1,396.01	103.99	0.00
Grounds Improvements	0.00	0.00	0.00	0.00
Landscaping	25,000.00	23,266.75	1,733.25	0.00
Snow Removal	8,000.00	1,600.00	6,200.00	200.00
Total Grounds Maintenance	\$ 34,500.00	26,262.76	8,037.24	200.00
Amenities				
Fitness Room - Quarterly Maintenance Visits	\$ 1,500.00	1,500.00	0.00	0.00
Total Recreation Area	\$ 1,500.00	1,500.00	0.00	0.00
TOTAL EXPENSES	\$ 873,465.00	776,573.87	73,299.24	23,591.90
Transfer to CRF	77,657.39	77,657.39		
TOTAL EXPENSES & TRANSFERS	\$ 951,122.39			

ICONIC STYLE

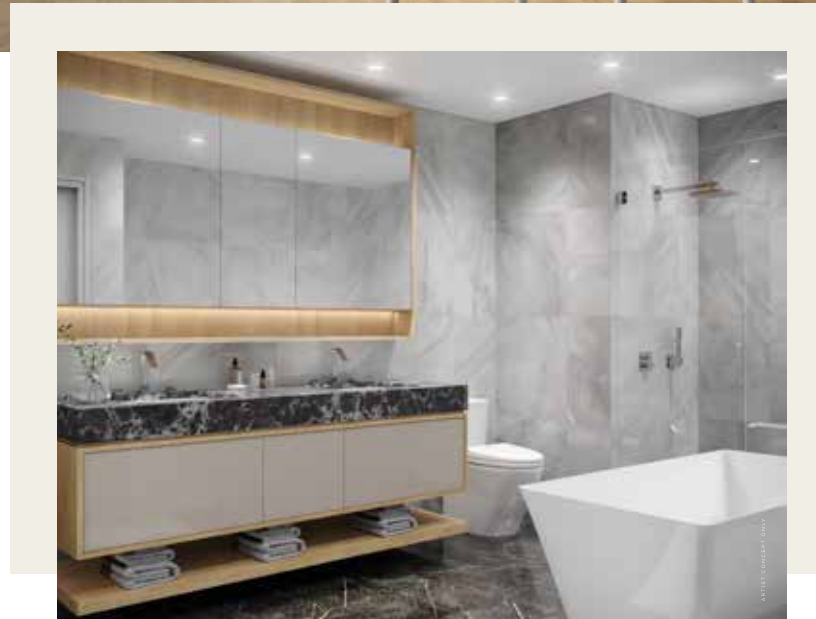
UNDERSTATED YET SEXY

Natural woods, expansive floor to ceiling windows, and premium, custom finishes—these are just a few alluring features you can expect to find in these sophisticated and inviting living spaces.

All cabinetry and faucet hardware have been attentively designed and made in Italy, exclusively for Monaco. Floating vanities, ambient lighting, soft close cabinets, rain showers, no detail has been overlooked and these homes are truly one-of-a-kind.

COLOUR PALETTES

Four thoughtfully designed colour palettes—Pier, Bay, Marine, and Promenade have been individually curated for each home type at Monaco. Each palette is finished with distinct materials to maximize the functionality and beauty of each home.



ROOFTOP OASIS

12,000 SQUARE FEET OF AMENITIES

At Monaco, extend your living space even further by taking advantage of the exquisite rooftop community courtyard with a breathtaking view. This expansive greenspace features community garden plots, a putting green, private dog run, children's play area, outdoor dining space with a barbeque and a lounge with a fireplace.

Luxury living doesn't end there. Interior amenities include a fitness and yoga studio, pet spa, amenity lounge and DIY/hobby room. All created as the perfect space for hosting group events, community get togethers, family activities, or simply walking your dog after work.





1342 Johnston Rd

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 Elementary

Grades K to 7
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



3 mins



Hodgson Park

15050 North Bluff Road



7 mins

FACILITIES WITHIN A 20 MINUTE WALK



White Rock Community Centre

15154 Russell Avenue



4 mins

1 Playground
2 Basketball Courts
2 Sports Fields
1 Community Centre

1 Sports Court
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 2 minute walk away.



Nearest Street Level Transit Stop

Northbound Johnston Rd at Thrift Ave



2 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

HoodQ

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WHITE ROCK BEACHES

White Rock Beach is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the 2.5km long beach promenade promises strollers a refreshing walk and connects west beach and east beach at the ocean's side. West Beach is the hip and trendy Laguna Beach of the lower mainland, with ocean view bistros, fine restaurants, live music waterfront musicians, artists and fabulous shopping that extend along Marine Drive.



East Beach is the closest White Rock Beach to the US border with both the Semiahmoo Park and Reserve as its neighbors. East Beach is the quieter side of White Rock and has a familial ambiance that appeals to the young and old alike. You may enjoy fish & chips on the beach, visit Marine Drive shops and galleries or dine in at one of many White Rock restaurants.



Crescent Beach in nearby South Surrey, is located at the end of Crescent Road near the northern end of Semiahmoo Bay and the mouth of the Nicomekl River'. This beach has a more rustic, natural feel with a graveled seaside promenade, quaint ocean side homes, and a variety of bistros that will please most every palate. **Crescent Rock Naturist Beach** is just South of Crescent Beach. You walk past the 101 steps metal staircase (West end of 24th Ave) until you get to the Crescent Rock Boulder. It's like the White Rock, but a little smaller, only 120 tonnes! Just past this point and for the next 200m is Crescent Rock Naturist Beach.

