



Presented by:  
**Adam Lloyd PREC\***

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**Active**  
**R2249931**  
Board: F  
Apartment/Condo

**104 1488 MERKLIN STREET**

South Surrey White Rock  
White Rock  
V4B 4C3

Residential Attached

**\$319,000** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$345,000**  
Meas. Type: Frontage (metres): Approx. Year Built: **1991**  
Depth / Size (ft.): Bedrooms: **1** Age: **27**  
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **STRATA**  
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,266.37**  
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**  
Exposure: **East** Maint. Fee: **\$266.54** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: **No** P.I.D.: **016-606-809**  
Mgmt. Co's Name: **Fraser Campbell** Tour: **Virtual Tour URL**  
Mgmt. Co's Phone: **604-585-3276**  
View: **No**  
Complex / Subdiv:  
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**

Style of Home: **Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations: **Other**  
Water Supply: **City/Municipal**  
Fireplace Fuel: **None**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing: **No**  
R.I. Fireplaces: **0**  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Garage Underbuilding**  
Locker: **Y**  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed, Softwood, Tile**  
Dist. to School Bus:  
Total Units in Strata: **17**

Maint Fee Inc: **Caretaker, Gardening, Sewer, Snow removal**  
Legal: **PLAN NWS3360 LOT 3 LD 36 SEC 11 TWP 1**

Amenities: **Elevator, Garden, In Suite Laundry, Storage**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'1" x 3'9"			x			x
Main	Dining Room	12'9" x 8'6"			x			x
Main	Kitchen	12'9" x 9'			x			x
Main	Master Bedroom	13'6" x 12'			x			x
Main	Patio	8' x 8'			x			x
Main	Laundry	5' x 5'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>920</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age: <b>55+</b>			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>920 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Grand Total:	<b>920 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty**

**Spacious 1 bedroom ground floor garden apartment. Presently handicap friendly. Bathroom shower able to handle drive in wheelchair. Very large bright east facing garden patio ideal for gardeners or enjoyment in the sun. Smaller 17 unit development with a proactive strata council. Apartment requires considerable updating. This is a 55+ restricted building & rentals are not allowed. Easy to show. Parking #12. Storage #15. Open house 2:00/4:00 pm Sunday May 6th.**



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**Active**  
**R2248371**  
Board: F  
Apartment/Condo

**413 2940 KING GEORGE BOULEVARD**

South Surrey White Rock  
King George Corridor  
V4P 0E4

Residential Attached

**\$479,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$479,000**  
Meas. Type: \_\_\_\_\_ Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2009**  
Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **2** Age: **9**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD**  
Flood Plain: \_\_\_\_\_ Full Baths: **2** Gross Taxes: **\$1,507.05**  
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**  
Exposure: \_\_\_\_\_ Maint. Fee: **\$282.00** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **028-027-825**  
Mgmt. Co's Name: **First Service Residential** Tour: **Virtual Tour URL**  
Mgmt. Co's Phone: **604-583-8900**  
View: **No :**  
Complex / Subdiv: **High Street**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Penthouse, Upper Unit**  
Construction: **Concrete Frame, Frame - Wood**  
Exterior: **Concrete, Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
Renovations: \_\_\_\_\_  
Water Supply: **City/Municipal**  
Fireplace Fuel: **None**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Torch-On**

Reno. Year: \_\_\_\_\_  
R.I. Plumbing: \_\_\_\_\_  
R.I. Fireplaces: \_\_\_\_\_  
# of Fireplaces: **0**

Total Parking: \_\_\_\_\_ Covered Parking: **2** Parking Access: \_\_\_\_\_  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Units in Development: **88** Total Units in Strata: **88**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**  
Legal: **PL BCS3569 LT 40 LD 36 SEC 22 TWP 1. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: \_\_\_\_\_

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 13'			x			x
Main	Dining Room	12' x 9'			x			x
Main	Kitchen	10' x 9'			x			x
Main	Master Bedroom	12' x 9'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Laundry	5' x 5'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>855</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>855 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed, Pets Allowed w/Rest.</b>			5				Door Height:
Grand Total:	<b>855 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

**Welcome to South Surrey's prestigious and desirable High Street. Built with class, design and high quality construction and finishing by GROSVENOR. Features included in this 2 bedroom, 2 bathroom, top floor penthouse suite include: hardwood floors, quartz countertops, S/S appliances with gas range, 2 parking stalls plus additional storage locker. High Street offers an urban lifestyle with amazing amenities such as a fitness centre and gorgeous interior courtyard with gardens, BBQ and firepit. Just walk outside your front door to restaurants, shopping and transportation. No age restrictions and pets and rentals ARE allowed with restrictions. Opportunity is knocking - Call today before it's too late!**