



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
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**Active**  
**R3039823**  
Board: F  
Apartment/Condo

**2F 1400 GEORGE STREET**

South Surrey White Rock  
White Rock  
V4B 4A3

Residential Attached

**\$519,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$519,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1990</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>35</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CR-2</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,893.62</b>
Sq. Footage: <b>0.00</b>		For Tax Year:
Flood Plain:	P.I.D.: <b>015-559-602</b>	Tax Inc. Utilities?:
View: <b>No</b>		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd:	<b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type:	<b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: **Corner Unit, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Mixed, Tile, Vinyl/Linoleum, Carpet**

Legal: **STRATA LOT 13, PLAN NWS3100, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry, Storage**

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

Finished Floor (Main): <b>1,482</b>	Units in Development: <b>19</b>	Tot Units in Strata: <b>19</b> Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>3</b>
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Blueprint Strata Management</b>	Mgmt. Co's #: <b>604-200-1030</b>
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$596.15</b>	Council/Park Apprv?:
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Gardening, Gas, Management, Water</b>	
Finished Floor (Total): <b>1,482 sq. ft.</b>		
Unfinished Floor: <b>0</b>		
Grand Total: <b>1,482 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>	
Suite:	Restricted Age:	# of Pets: <b>2</b> Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:	
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>	
# of Kitchens: <b>1</b>	Short Term Lse-Details:	
# of Levels: <b>1</b>		
# of Rooms: <b>8</b>		

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Eating Area	10'10 x 8'10	1	Main	3	No
Main	Kitchen	13'10 x 9'9	2	Main	4	Yes
Main	Laundry	7'0 x 5'3	3			
Main	Dining Room	12'7 x 11'9	4			
Main	Living Room	16'2 x 15'5	5			
Main	Solarium	18'11 x 13'8	6			
Main	Bedroom	13'4 x 10'4	7			
Main	Primary Bedroom	18'5 x 11'0	8			

Listing Broker(s): **Oakwyn Realty Ltd.**

**Rarely available 2-bed, 2-bath condo in Georgian Place, offering a huge 1,482 SF of living includes a huge 206 sq.ft heated, carpeted, and fully enclosed solarium that could easily function as a large 3rd bedroom. This bright, south-west facing home features a spacious living and dining area with an open-concept kitchen, perfect for entertaining. The oversized master suite includes a sliding door to the solarium, a 5-piece ensuite with separate shower and tub, and ample closet space. The large walk-in laundry room also serves as a pantry or extra storage. Includes secured underground parking with 1 parking spot and 1 storage locker. Conveniently located close to White Rock's best shopping, restaurants, banks, coffee shops, and mins to beach. No age restrictions. Call L/R to book a viewing.**



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**Active**  
**R3028881**

Board: F  
Townhouse

**43 2350 165 STREET**

South Surrey White Rock  
Grandview Surrey  
V3Z 1J9

Residential Attached

**\$899,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$975,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2024</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>3</b>	Age: <b>1</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>2</b>	Zoning: <b>RES</b>
Depth / Size (ft.): <b>0</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,757.88</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>032-188-889</b>	Tax Inc. Utilities?:
View: <b>No</b>		Tour:
Complex / Subdiv: <b>THE LOOP</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Garage; Double, Visitor Parking**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**  
Fixtures Rmvd: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**  
Floor Finish: **Laminate, Wall/Wall/Mixed, Carpet**

Legal: **STRATA LOT 60 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9264 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, Club House, Exercise Centre, In Suite Laundry**

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

Finished Floor (Main): <b>619</b>			Units in Development:			Tot Units in Strata:			Locker: <b>No</b>		
Finished Floor (Above): <b>674</b>			Exposure: <b>North</b>			Storeys in Building:					
Finished Floor (AbvMain2): <b>0</b>			Mgmt. Co's Name: <b>DWELL PROPERTY MANAGEMENT</b>			Mgmt. Co's #:			<b>604-248-0752</b>		
Finished Floor (Below): <b>0</b>			Maint Fee: <b>\$276.00</b>			Council/Park Apprv?:					
Finished Floor (Basement): <b>200</b>			Maint Fee Includes: <b>Gardening, Management</b>								
Finished Floor (Total): <b>1,493 sq. ft.</b>											
Unfinished Floor: <b>0</b>											
Grand Total: <b>1,493 sq. ft.</b>			Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>								
Suite: <b>None</b>			Restricted Age:			# of Pets: <b>2</b>			Cats: <b>Yes</b> Dogs: <b>Yes</b>		
Basement: <b>Fully Finished, Part</b>			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>								
# of Kitchens: <b>1</b>			Short Term Lse-Details:								
# of Rooms: <b>10</b>											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Kitchen	13'10 x 12'7	Below	Foyer	6'10 x 3'3	1	Main	2	No		
Main	Dining Room	13'4 x 7'0	Below	Bedroom	11'10 x 11'7	2	Above	4	No		
Main	Living Room	15'5 x 11'5			x	3	Above	4	Yes		
Main	Laundry	5'3 x 3'0			x	4					
Above	Primary Bedroom	11'6 x 11'0			x	5					
Above	Walk-In Closet	11'0 x 3'8			x	6					
Above	Bedroom	12'9 x 9'5			x	7					
Above	Bedroom	12'11 x 9'3			x	8					

Listing Broker(s): **Royal LePage West Real Estate Services**

**WOW!!! "The Loop" -prime 1 year old townhome in a great development in South Surrey. You will love the layout, it's perfect for a growing family in an area close to all amenities. The basement 4th bedroom would work great for a home office or bonus room for the kids. The modern look consists of two tone kitchen cabinets, large working island with bar stool area, designer lighting and plumbing fixtures, Walk out deck off the kitchen for those summer nights. Laundry on the main, plus many more features. Large formal living area with electric fireplace. Main floor has laminate flooring, while upper floor has carpeting making it warm on your feet. Primary bedroom has walk in closet and a gorgeous en-suite bath with deep tub and large shower. A must see unit.**