

Presented by:
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Sold
R2625517
 Board: F
 Apartment/Condo

204 1379 MERKLIN STREET

South Surrey White Rock
 White Rock
 V4B 4C2

Residential Attached

\$409,990 (LP)

\$391,500 (SP)



List Date: **10/13/202** If new, GST/HST inc?: **No** Original Price: **\$429,990**
 Days On Market: **68** Bedrooms: **2** Approx. Year Built: **1976**
 Sold Date: **12/20/2021** Bathrooms: **2** Age: **46**
 Meas. Type: Full Baths: **2** Zoning: **R-MF**
 Frontage(feet): Half Baths: **0** Gross Taxes: **\$1,829.30**
 Frontage(metres): Flood Plain: **No** For Tax Year: **2021**
 Depth / Size (ft.): P.I.D.: **001-317-342** Tax Inc. Utilities?: **No**
 Sq. Footage: **0.00** Tour:
 View: **Yes : PEEK-A-BOO OF THE OCEAN**
 Complex / Subdiv: **THE ROSEWOOD**
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces: **1**
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt, Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Rear**
 Parking: **Garage; Underground**
 Dist. to Public Transit: **ONE BLOCK** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed, Vinyl/Linoleum, Carpet**

Legal: **STRATA LOT 10, PLAN NWS393, PARTNW1/4, 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: **Elevator, In Suite Laundry, Storage**

Site Influences: **Adult Oriented, Central Location, Shopping Nearby**

Features: **Dishwasher, Drapes/Window Coverings, Garage Door Opener, Intercom, Oven - Built In, Range Top, Refrigerator, Stove**

Finished Floor (Main): **1,161**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,161 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,161 sq. ft.**

Units in Development: **18** Tot Units in Strata: Locker:
 Exposure: **North** Storeys in Building: **3**
 Mgmt. Co's Name: **HARBOURSIDE PROPERTY MGMT** Mgmt. Co's #: **778-590-5500**
 Maint Fee: **\$520.56** Council/Park Apprv?:
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Water**

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht.: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Age Restrictions, Pets Not Allowed, Rentals Not Allowed**
 Restricted Age: **45+** # of Pets: Cats: Dogs:
 # or % of Rentals Allowed:
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17' x 13'			x	1	Main	3	Yes
Main	Dining Room	10' x 9'			x	2	Main	4	No
Main	Kitchen	11'5' x 7'6"			x	3			No
Main	Master Bedroom	15' x 11'			x	4			No
Main	Bedroom	12' x 10'			x	5			No
Main	Solarium	8'9' x 8'3"			x	6			No
Main	Laundry	7' x 5'			x	7			No
					x	8			No

Listing Broker(s): **RE/MAX Colonial Pacific Realty**

THE ROSEWOOD- at the corner of Thrift Ave and Merklin Street, is home to a beautiful 2 Bedroom and 2 full Bathroom, corner unit. Situated on the South West corner of the building the Unit offers a glassed in Patio, with a cute peek-a-boo view of the Ocean and plenty of natural light. Easy to turn it into a study or den. Steps away from Semiahmoo shopping, transit, restaurants, Peace Arch Hospital and White Rock pier. Unit offers an allocated parking stall and a massive 7'X15' storage locker, rare find. The unit is vacant and ready to move in and offers an ideal canvas for the new home owners to add some new finishing touches and make changes suited to their needs. Its a Corner Unit with great potential in a highly sought-after neighborhood. White Rock living at its best!!!