

Active
R2853773
 Board: F, Attached
 Apartment/Condo

402 2511 KING GEORGE BOULEVARD

South Surrey White Rock
 King George Corridor
 V4P 0C7

\$399,000 (LP)
 (SP)



DOM: **3** List Date: **2/26/2024** Expiry Date: **8/31/2024**
 Prev. Price: **\$0** Original Price: **\$399,000** Sold Date:
 Meas. Type: If new,GST/HST inc?: Approx. Year Built: **2008**
 Frontage (feet): Bedrooms: **1** Age: **16**
 Frontage (metres): Bathrooms: **1** Zoning: **CD**
 Depth/Size: Full Baths: **1** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2023**
 Flood Plain: P.I.D.: **027-585-654** Tax Inc. Utilities?: **No**
 View: : Tour: **Virtual Tour URL**
 Complex / Subdiv: **The Pacifica**
 First Nation Reserve:
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground, Visitor Parking**
 Dist. to Public Transit: **Transit** Dist. to School Bus:
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Committee/Trustee**
 Property Disc.: **No : Owner never lived there.**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Wall/Wall/Mixed**

Renovations:
 #of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **Patio(s), Patio(s) & Deck(s)**
 Type of Roof: **Metal**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:
 Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 49, PLAN BCS2985, SECTION 23, 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 V**

Amenities: **Community Meals, Elevator, Exercise Centre, Independent living, Pool; Indoor**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Retirement Community, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main): **637**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **637sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **637sq. ft.**

Units in Development:
 Exposure: **Southwest**
 Mgmt. Co's Name:
 Maint Fee: **\$330.39**
 Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**
 Bylaw Restrictions: **Age Restrictions, Pets Allowed, Rentals Allowed**
 Restricted Age: **65+** # of Pets: **1** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht:
 # of Kitchens: **1** # of Levels: **1**
 # of Rooms: **4**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	13'9 x 12'			x	1	Main	3	No
Main	Kitchen	12' x 10'11			x	2			
Main	Bedroom	16'4 x 11'8			x	3			
Main	Storage	6' x 6'			x	4			
					x	5			
					x	6			
					x	7			
					x	8			

List Broker 1: **Sutton Group-West Coast Realty - Office: 604-714-1700**
 List Desig Agt 1: **Pietro Nardone PREC* - Phone: 604-767-0490**
 List Broker 2:
 List Desig Agt 2: **3**
 Buyer's Broker 1:
 Buyer's Agent 1: **2**
 Owner: ****Privacy Protected** PML Ventures Corporation**
 Commission: **3.22% - \$100,000 & 1.15% - BALANCE**

List Broker 3:
pietro@homesinbc.com
 Appointments: **Touchbase**
 Call: **Pietro Nardone**
 Phone: **604-767-0490**

Occupancy: **Tenant**

Realtor **PRIVACY - DO NOT SOLICIT. Interior Pictures will be uploaded soon. Measurements by Lucca Marketing. All measurements are approximate.**
 Remarks: **For more information go to homesinbc.com Parking Stall #80**

Welcome to the Pacifica. FANTASTIC Retirement HOME or Investment opportunity. Great location. Top floor, south/west facing. Nicely maintained. Stainless steel appliances, granite countertops, insuite laundry, 1 parking stall, large balcony and a huge in-suite storage. Fantastic amenities, include calendar of daily social activities. Dining room (for a fee), fitness centre, pool, social lounge, movie theatre and emergency response. Vacant and ready to move in. Call today for full details. Interior Pictures will be uploaded soon.