Welcome to Cranberry Lane in Beautiful South Surrey







\$405,000 | MLS# R2401064

Floor Size 1,048 Sq. Ft.

Bedrooms 2

Full Bathrooms 2

Exposure West

Parking / Locker 1 / 1

Age / Year 24 / 1995

Maintenance Fee \$342.64

\$1.837.44

Taxes (2019)

Centrally located in sunny South Surrey and within blocks of White Rock and beach! Features include an open floor plan with two spacious bedrooms, two full baths, eating nook in kitchen with adjacent built-in wall cabinet, large walk-in closet in master, gas fireplace (included in strata fees) and a large west facing deck with sliding doors off living area and master bedroom. Upgrades include Hunter Douglas blinds, new washer/dryer and hot water tank. Complex updates (within eight years) include rain screening, roof, gutters, railings, hallway paint, carpets and elevator. Located just blocks from shopping, recreation, schools, hospital and all amenities.

307 - 15241 18 Avenue, S.Surrey





#1 - 1920 152nd Street, White Rock V4A 4N6 | 604.531.1111

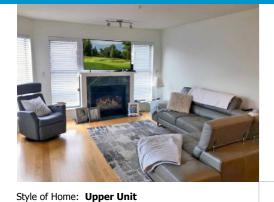
Specifications & Features



R2401064 Board: Fraser Valley Apartment/Condo

307 15241 18 AVENUE South Surrey White Rock King George Corridor • V4A 1W9

Residential Attached \$405,000 (LP)



Bedrooms: 2 \$405,000 Flood Plain: Price: No Bathrooms: 2 Approx. Year Built: 1995 2 Full Baths: Age: 24 0 Half Baths: MF Zoning: \$342.64 Maint. Fee: Gross Taxes: \$1,837.44 Exposure: West

For Tax Year: Mgmt. Co's Name: **Teamworks Mgmt** Tax Inc. Utilities?: No Mgmt. Co's Phone: 604-854-1754 P.I.D.: 023-309-547

Complex / Subdiv: **Cranberry Lane**

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer

Parking Access: Side to rear # of Fireplaces: 1 Covered Parking: 1

Parking: Garage Underbuilding, Visitor Parking Locker: Yes

Dist. to Public Transit: 1 block Units in Development: 42 Total Units in Strata: 42 Title to Land: Freehold Strata

Property Disc.: Yes Fixtures Leased: No

Fixtures Rmvd: No Hardwood, Mixed, Tile Floor Finish:

Construction: Frame - Wood Brick, Stucco Exterior: Foundation: **Concrete Perimeter** Rain Screen:

Water Supply: City/Municipal

Gas - Natural Fireplace Fuel:

Fuel/Heating: Baseboard, Electric, Natural Gas

Outdoor Area: Balcony(s) Type of Roof: Tar & Gravel

Maint Fee Inc: Caretaker, Garbage Pickup, Gardening, Gas, Management, Sewer, Snow removal, Water

STRATA LOT 34 BLOCK 5 PLAN LMS2269 SECTION 14 TOWNSHIP 1 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON Legal:

PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Amenities: Elevator, In Suite Laundry, Storage, Wheelchair Access

Site Influences: Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby

ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Intercom, Microwave, Windows - Thermo Features:

Floor	Туре	Dimensions
Main	Living Room	12' x 10'6
Main	Dining Room	9' x 10'5
Main	Kitchen	9'8 x 7'4
Main	Foyer	5' x 4'
Main	Master Bedroom	11' x 12'
Main	Bedroom	10' x 10'
	Laundry	4' x 4'

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Finished Floor (Main): 1,048 Finished Floor (Above): 0 Finished Floor (Below): n Finished Floor (Basement):

Unfinished Floor:

Grand Total:

1,048 sq. ft.

Finished Floor (Total):

1,048 sq. ft.

of Rooms: 6 # of Kitchens: 1 # of Levels: 1 Bath Floor # of Pieces Ensuite? Main Yes 2 Main Nο # of Pets: 2 Cats: Yes Dogs: Yes

Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns

Basement: None

While every effort was made for accuracy, measurements are approximate and are not guaranteed, buyer to verify if deemed important.





For ratings and client testimonials visit: realsatisfied.ca/Don-Evanson **Proud Supporter of**



I am proud to donate a portion of my commission from every deal to Canuck Place Children's Hospice.

604.532.6969 | info@DonEvanson.realtor | DonEvanson.realtor

Specifications & Features



Extra Large Lot • Spacious Floor Plan



MLS#: R2288724 **Board: Fraser Valley** House/Single Family

14262 MAGDALEN AVE, WHITE ROCK

South Surrey / White Rock • V4B 2W9

\$2,298,000



Meas. Type: Feet Frontage (feet): **60.00** Approx. Year Built: 1963 Depth / Size: 131.6 Frontage (metres): 18.29 Age: Lot Area (sq.ft.): **7,896.00** RFS Bedrooms: Zoning: Flood Plain: Bathrooms: \$10,748.40 Gross Taxes: 2018 Rear Yard Exp: South Full Baths: For Tax Year: Half Baths: Tax Inc. Utilities?: No

Yes Panoramic Ocean View & Mt. Baker P.I.D.: 000-680-095 Complex / Subdiv: White Rock/West Beach Tour: www.cotala.com/34490

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Exterior: Stucco

Foundation: **Concrete Perimeter** Mid 1990's Renovations:

of Fireplaces: 3 Fireplace Fuel: Natural Gas

City/Municipal Water Supply: Fuel/Heating: Electric, Forced Air, Natural Gas Outdoor Area: Fenced Yard, Patio(s) & Deck(s)

Type of Roof: PL NWP21524 LT10 LD36 SEC9 TWP1 Legal:

Amenities: In Suite Laundry

Site Influences: Central Location, Recreation Nearby, Shopping Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings

Dimensions <u>Floor</u> **Living Room** 11'6 x 12'10 Main 9'3 x 12'10 Main Dining Room 10'2 x 9'2 Kitchen Main Main Bedroom 11' x 11'3 Main 12'3 x 8'10 Above **Family Room** 31'8 x 17'2 14'10 x 14'10 **Master Bedroom**

Above 9'8 x 7'9 11'2 x 12' Flex Room Above 11' x 11'6 Ahove

Finished Floor (Main): # of Rooms: 15 1,459 # of Kitchens: 2 Finished Floor (Above): Finished Floor (Below): # of Levels: 3

Finished Floor (Basement) Authorized Suite (*buyer to verify) Finished Floor (Total): Crawl/Bsmt. Height:

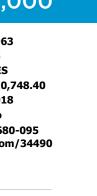
Beds not in Basement:3 Beds in Basement: 1 Basement: Full, Fully Finished Unfinished Floor:

Grand Total: 3,221 sq. ft.

For more photos and virtual tour, visit: www.cotala.com/34490







Total Parking: 6 Covered Parking: 1 Parking Access: Front

Parking: Garage; Single

Dist. to Public Transit: Close Dist. to School Bus: 4 blocks

Title to Land: Freehold NonStrata Seller's Interest: Registered Owner

Property Disc.: No : Seller does not live there.

Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Mixed

Dimensions

14'9 x 11'9

7'8 x 11'9

10'3 x 11'10

12'3 x 11'6

5'2 x 7'

Type

Living Room

Kitchen

Bedroom

Laundry

Flex Room

Floor

Bsmt

Bsmt

Bsmt

Bsmt

Bsmt

Proud Supporter of





Yes

Floor # of Pieces Ensuite?

Above

The enclosed information, while deemed to be correct, is not guaranteed

Panoramic Ocean View





Floor Size	3,221 Sq. Ft.
Lot Size	7,896 Sq. Ft.
Bedrooms	4
Bathrooms	3 Full
Rear Facing	South
Parking	6
Age / Year	55 / 1963
Taxes (2018)	\$10,748.40

14262 Magdalen Ave., White Rock **\$2,298,000** MLS# R2288724

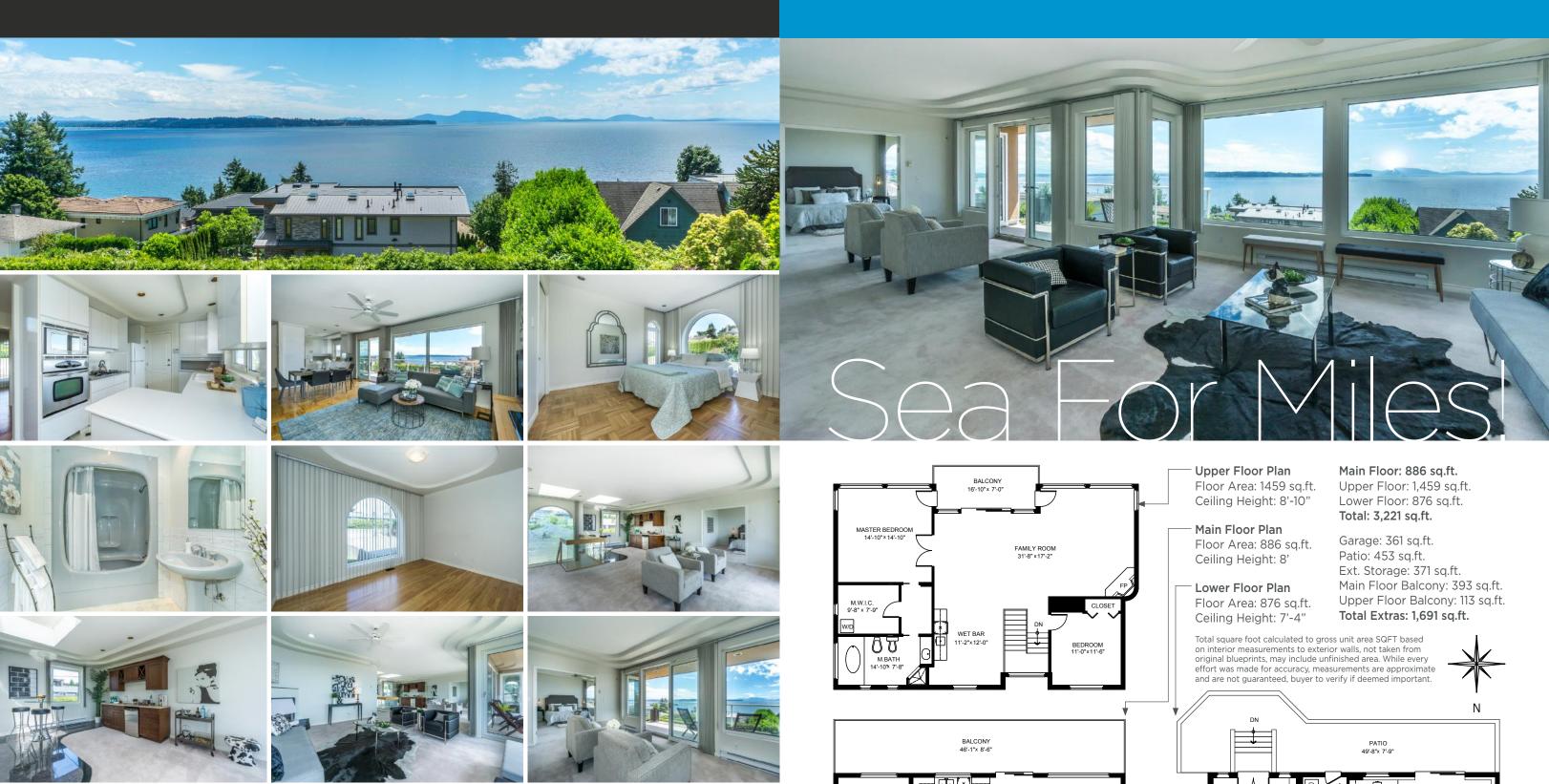
This is a great opportunity to live on White Rock's highly desirable westside in this 3 bed/2 bath home with separate authorized* 1 bed/1 bath suite. Enjoy incredible unobstructed panoramic ocean views from huge balconies in this well built, character-filled 3 level home. Features include: 3,221 sq ft of wide open space for family fun and entertainment, extra large windows for all day sun and spectacular views of Mt. Baker across to Point Roberts (not a power line in sight), gas fireplace on every floor, wet bar, enormous storage room, oversize south facing master bedroom with walk-out balcony, large ensuite with jetted tub, shower, bidet and separate powder room. This huge 7,896 sq ft lot is nestled on a quiet dead end street just blocks from White Rock Beach and Promenade. Extensive home renovations in early 1990's and decks in 2015.



DON EVANSON REAL ESTATE SERVICES

HOMELIFE

HomeLife Benchmark Realty #1 - 1920 152nd Street, White Rock V4A 4N6 | 604.531.1111



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FLEX AREA 12'-3"×11'-6"

EXT. STORAGE 12'-0"x24'-8" 9'-0" CEILING





Office 604.531.1111

Featured Floor Plan



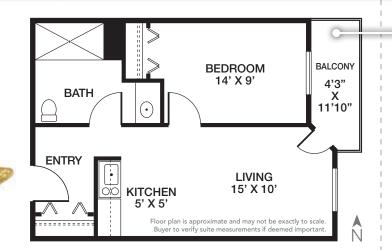


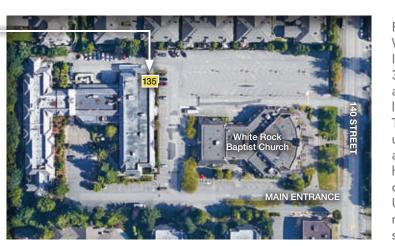


Rarely Available for Sale! Suite 135 • 474 Square Feet

- 1 bedroom
- 1 bathroom
- Located in newer section of complex
- Bright & quiet end unit near elevator
- In-floor radiant heating
- Shows like new!

\$119,900





Rarely available in highly respected and well run Westminster House – Full Retirement Community. Independent Living with options of 24 hour nursing. 3 meals a day, 2 dining rooms, laundry service, activities/games room, TV room, Chapel, hair salon, library with internet, outdoor patios and more. This bright and quiet, second floor, east facing end unit is located in the newer section of the complex and is close to the elevator. Suite has high quality heated flooring. Perfect for single occupancy or double if needed and offers all levels of care! Very Unique! Buy now as an investment or move in and retire here. Suite was fully updated in 2007 and shows like new! Best times to view are 12:15 & 5:15.



RETIREMENT COMMUNITY

Located in the White Rock area of South Surrey, just north of several waterfront walkways, and famous White Rock Beach, Westminster House prides itself on providing a unique community with integrated housing, support and care services for its residents.

Our retirement community is licensed by the Adult Care regulations under the Community Care and Assisted Living Act, we are also members of BC Senior Living Association and BC Care Providers Association.

Accommodations

You will find that Westminster House is a physically welcoming space, with the easy charm of an historic home. Our accommodations are apartment-style residences, and include studios, one and two bedroom suites as well as bed-sitting suites in a family orientated, Christian environment. We are pleased to be able to offer a selection of visually pleasing, practical floor plans.

Our retirement home takes your safety and security seriously. Our exterior doors are alarmed, our suites are equipped with a fail-safe emergency call system and our concierge is always available.

Lifestyle

At Westminster House we set the stage for living joyful, meaningful lives. You might surprise yourself, joining a Late Boomers Garden Club, or discovering that you do have a talent for bridge after all. We plan agreeable outings, whether it is a scenic drive or shopping trip, you will be sure to find something you enjoy.

Dining

It was George Bernard Shaw who said "There is no sincerer love than the love of food." At Westminster House, we could not agree more. You might just fall in love with our salmon Caesar salad or our vegetable pizza or our blonde brownie, all served in a spacious well-lit dining room. Should dining in your room be your preference, we are pleased to accommodate you... and of course, snacks and drinks are always available.

Services

Our expert staff knows just how to help you build a schedule that suits you; should you love languishing with a good book whilst looking out on our garden, we shall leave you to it. If you are feeling a tad bored and unsure of how to remedy this, our creative staff members will be there for you.

At Westminster House we offer full spectrum of senior living and care services. Our Independent Living service package includes housekeeping and



laundry services, fresh home cooked meals and is best suited for seniors who do not require any supports or care services to stay well and independent.

Supportive Living service package is available for seniors who require some personal care services such as bathing or medication management for up to 15 hours per month.

Assisted Living service package offers additional personal support and services provided as needed.

Full Care also is available for residents with more complex care needs.

We are genuinely proud of our retirement home where you will receive a wholehearted, warm welcome should you decide to join us for an activity, or a tour, so that you can see for yourself how

Care Type: Independent Living, Assisted Living, Alzheimer's Care, Long Term Care, Retirement Homes, Senior Homes.

Westminster House has all 117 suites fully accredited and licensed by the Community Care and Assisted Living Act under Residential Care regulations of BC. Westminster House is a residential facility which provides care to seniors requiring varying care needs from Independent (requiring no care), Assisted Living (daily support), Complex care (full care) and Palliative care (end-of-life).

Your care service level will be determined based on your individual needs. As a Westminster House resident, these services are included in all packages:

- Professional wellness assessment & quarterly review
- At six weeks from time of admission (and annually thereafter) a Care Conference with family is arranged to review all of your care needs with the following team:
 - Director of Care Physician
 - Pastoral
 - Dietary - Activities
 - Nurse

COMFORTABLE PEACEFUL



- 24-hour availability of an on site Registered Nurse (RN) / Licensed Practical Nurse (LPN) & Residential Care Aide (RCA)
- 24-hour security wander guard and personal pendant call bell system
- Safe and secure environment
- Recreation Program full time activities department providing a variety of daily social and recreational services
- Chaplain services with on site pastoral staff offering on site church service, bible study and pastoral visitations
- 3 delicious meals per day plus snacks prepared on site each day under the supervision of our dietician
- 24-hour cafe
- Tray service to your suite if feeling unwell
- Full personal laundry & regular laundry service:
 - 3x/ week for Care residents
 - 1x/ week Independent residents

- Daily housekeeping -
- daily fresh towels/garbage pick up
- Weekly housekeeping vacuum, dusting and cleaning
- Heat, hydro and water

Services Available

- Visiting optometrist
- Visiting lab service
- Visiting physiotherapist Visiting dental service
- Visiting foot care services
- Visiting pharmacist (services through London Drugs)
- Visiting medical advisor (general practitioner)
- Transportation to appointments/ shopping via HandiDART or taxi service
- Nearby public transit

Amenities & Features

- Activities room
- Independent dining room
- Private assist dining room
- 24-hour Cozy Corner Café
- Non-denominational chapel Library & internet corner
- Fireside Lounge
- Oak Lounge
- Theatre room
- Tour bus
- Garden view patio
- Resident storage locker
- Air conditioned common areas
- Tuck Shop general store Individually controlled heating
- Resident laundry facility
- Sprinkler system throughout
- Common tub/ shower room
- Guest suite for visiting family
- Respite (short stay) room
- Free resident and guest parking
- Secured walking trails

- Wheelchair accessible throughout
- Private mailboxes

Suite Features

- In-floor radiant heating
- Heating: individually controlled
- Kitchenette (in selected suites)
- Walk-in shower
- Air conditioned: hallways/ dining room/ activities area/ common areas
- Call bell system in room
- Fire/ smoke alarms
- Sprinkler/ smoke detector in each suite
- Balconies (private/semi-private)

Outdoor Features

- Quiet residential neighbourhood
- Maintained garden areas with walkways, benches and rest areas
- Inner courtyard patio
- Two secured outdoor garden patios
- Garden patio water feature
- Secured walking trail

