

Dear Casey,

I wish to thank you for facilitating the quick sale of my cousin's condo. Your professionalism and compassion aided in the transition to "right sizing" for her. You have a wealth of knowledge of the market, plus provided us with many other professional services to call upon.

Again, thank you for helping us from beginning to end on the sale of her condo. Your integrity and patience is very much appreciated.

With gratitude,

Clive Whitlock

per Joyce Neilson



Presented by:  
**Casey Whitworth**  
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South Surrey White Rock, White Rock

**MLS# F1443195**

Residential Attached

**# 206 1576 MERKLIN ST, V4B 5K2**

**Sold**



List Price: <b>\$278,000</b>	Previous Price:	Sale Price: <b>\$267,500</b>
Days on Market: 2	Original Price: <b>\$278,000</b>	Sale Date: <b>07-Jun-15</b>
Subdiv/Complex: <b>The Embassy</b>		
Frontage: <b>0.00</b>	Approx Yr Blt: <b>1996</b>	PID: <b>018-994-423</b>
Depth/Size:		Type: <b>Apartment/Condo</b>
Lot SqFt: <b>0</b>	Age at List Date: <b>19</b>	Zoning: <b>MF</b>
Exposure:	Bedrooms: <b>2</b>	Taxes: <b>\$1,858 (2014)</b>
Stories in Bldg:	Bathrooms: <b>2</b>	If New GST/HST Incl:
Flood Plain:	Full Baths: <b>2</b>	Tax Incl Utils: <b>No</b>
Meas. Type:	Half Baths: <b>0</b>	Apprvl Req'd:
Fixtures Lsd: <b>N</b>		
Fixt Removed: <b>N</b>		
View: <b>N</b>		

Style of Home: <b>Inside Unit, Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>
Construction: <b>Frame - Wood</b>	Parking Access:	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Garage; Underground, Visitor Parking</b>	
Exterior: <b>Stucco, Vinyl, Brick</b>		
Rain Screen:	R/I Plumbing:	
Type of Roof: <b>Tar &amp; Gravel</b>		
Renovations:	Reno Year:	Dist to Public Trans: <b>1</b>
Flooring: <b>Laminate, Tile, Wall/Wall/Mixed</b>		Dist to School/Bus: <b>2</b>
Water Supply: <b>City/Municipal</b>		Units in Development: <b>116</b>
Heat/Fuel: <b>Baseboard, Electric</b>		Locker:
No. of Fireplaces: <b>1</b>	R/I Fireplaces:	Possession:
Fireplace Fuel: <b>Gas - Natural</b>		Title to Land: <b>Freehold Strata</b>
Outdoor Area: <b>Balcony(s)</b>		Seller's Interest: <b>Registered Owner, Power of Attorney</b>
		Mortgage Info: <b>\$0</b>
	Property Disclosure: <b>Y</b>	
Mngmt Co:	Bylaw Restrictions: <b>Age Restrictions, Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>	
Mngmt Ph:	Maint Fee: <b>\$305.82</b>	

Maint Charge Incl: **Recreation Facility, Snow removal, Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management**

Legal: **PL LMS1149 LT75 LD36 SEC11 TWP1 STRATA LOT AS SHOWN ON FORM 1**  
 Amenities: **Exercise Centre, Garden, Guest Suite, Recreation Center, Storage, Elevator**  
 Features Incl: **Garage Door Opener, Intercom, Security System, Smoke Alarm, Sprinkler - Fire, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings**  
 Site Influences: **Recreation Nearby, Shopping Nearby, Central Location**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'						
Main F.	Kitchen	12' X 11'						
Main F.	Dining	11' X 9'						
Main F.	Master Bedroom	15' X 11'						
Main F.	Bedroom	11' X 9'						
Main F.	Laundry	8' X 5'						

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>6</b>	<b>Bathrooms</b>
Finished Floor Area Main: <b>1,089</b>	Finished Levels: <b>1</b>	1 <b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up: <b>0</b>	Basement Area: <b>None</b>	2 <b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Down: <b>0</b>		3
Finished Floor Area Bsmt: <b>0</b>	Bsmt Height:	4
Total Finished Floor Area: <b>1,089</b>	Restricted Age:	5
	# Pets / Cats; Dogs: <b>1; Dogs: No</b>	6
Unfinished Floor Area: <b>0</b>	# or % Rentals:	7
Grand Total Floor Area: <b>1,089</b>		8

Listing Broker(s): **(1) RE/MAX Colonial Pacific Realty**

**THE EMBASSY. Spacious 2 bedroom, 2 full bath condo. Master bedroom with ensuite, 2 closets and huge partially covered balcony located on the quiet side of the building. New laminate flooring in the kitchen and well maintained throughout. This well secured building does have a recreation room with library & kitchen, exercise room, workshop, hobby and bike rooms. You will have 1 parking stall and extra storage area. Close to all amenities. You can welcome one pet, cat or dog here. Should you enjoy walking a dog, your furry friend's shoulder height limitation is 14".**