



Presented by:
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For Approval
R3171360

Board: F
Apartment/Condo

113 1442 FOSTER STREET

South Surrey White Rock
White Rock
V4B 3X7

Residential Attached

\$425,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$425,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1986
Frontage(feet):	Bathrooms: 2	Age: 40
Frontage(metres):	Full Baths: 2	Zoning: CR-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,018.45
Sq. Footage: 0.00		For Tax Year: 2026
Flood Plain:	P.I.D.: 004-297-440	Tax Inc. Utilities?: No
View: Yes : Peek-a-boo oceanview in winter		Tour:
Complex / Subdiv: White Rock Square II		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel, Torch-On**

Reno. Year:
Rain Screen:
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: **Yes: Smart Toilet Seat/Bidet; Upright freezer in laundry**
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **STRATA LOT 62 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW1874 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Independent living, Recreation Center, Sauna/Steam Room, Storage, Wheelchair Access, Workshop Attached**

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

Finished Floor (Main): **1,458**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,458 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,458 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht:
of Kitchens: **1**

of Levels: **1**
of Rooms: **8**

Units in Development: **101**
Exposure: **Southwest**
Mgmt. Co's Name:
Maint Fee: **\$566.00**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **101** Locker:
Storeys in Building: **8**
Mgmt. Co's #:
Council/Park Apprv?:

Bylaws Restrictions: **Age Restrictions, Pets Not Allowed, Smoking Restrictions**

Restricted Age: **55+** # of Pets: Cats: **No** Dogs: **No**
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	Foyer	7'10 x 6'			x	1	Main	3	No
Main	Kitchen	16'10 x 8'9			x	2			No
Main	Dining Room	14'9 x 7'5			x	3			No
Main	Living Room	15'5 x 13'4			x	4			No
Main	Laundry	11'2 x 8'3			x	5	Main	3	Yes
Main	Bedroom	12' x 10'6			x	6			No
Main	Primary Bedroom	15' x 15'5			x	7			No
Main	Solarium	18'9 x 7'11			x	8			No

Listing Broker(s): **Royal LePage - Wolstencroft**

Welcome to White Rock's most friendly & proactive 55+ strata! Perfectly situated next to Bryant Park, a short stroll or scooter ride to all amenities - doctors, pharmacies, groceries, cafes, bus stops, recreation, & community centres. No car needed, though it does include a prime parking spot near the elevator! Enjoy great amenities, such as: sauna, gym, games room, hobby room, plus a communal workshop! This updated 2-bed, 2-bath unit is on the main lobby level for easy access (not ground floor). Thoughtful upgrades include updated windows, engineered hardwood & vinyl floors, solarium w/remote blinds, quartz kitchen countertops w/high-end touchless faucet, upgraded appliances, & updated ensuite w/luxury walk-in shower. 55+ age-restricted. No smoking/pets. Heat & hot water included!