FEATURE SHEET 1255 Lee Street, White Rock

Main Floor:

- Spacious & bright kitchen with tons of counter space for prep work, large breakfast bar & eating area
- Kitchen opens to sunny deck to enjoy large private fenced back yard
- Solid oak hardwood floors throughout
- Large family room with gas fireplace & large windows to enjoy the ocean view!
- Deck off family room with new dura deck lining
- Renovated 4 pc bathroom with new toilet
- 2 good sized bedrooms + spacious Master Bedroom w/2pc ensuite

Basement:

- Large storage room with laundry
- 2 bedroom guest area w/2 entrances, large living area with cozy gas fireplace, full kitchen (hardly used!) own laundry + 3pc bathroom
- Lots of storage

Exterior:

- Beautiful OCEAN & mountain view from family room & sundeck
- Large 7749sqft lot, w/63ft frontage (63x123)
- Beautiful Magnolia tree in front
- Entrance & front door updated
- Large sundeck off kitchen
- Large sundeck off family room
- Carport in front plus long private driveway to detached garage in the back, which could be used as a workshop
- Exterior of home updated with Hardie Board siding & stone
- Private fenced back yard
- Concrete patio with hook ups for Hot Tub (220v)
- Lots of parking!

LIST OF RENOVATIONS:

- Replaced windows & 4 sliders 2012
- Replaced front door 2012
- Replaced hot water tank and furnace 2014
- Replaced deck lining w/Duradeck 2016
- Re-did exterior of house, replaced stucco w/ Hardie Board & stone 2015 & replaced cedar gables
- Renovated bathrooms with granite counters, new toilets & light fixtures
- 2 Gas fireplaces 3 yrs ago
- Painted 3 bedrooms 3 months ago
- Refinished kitchen cabinets 2008
- New perimeter fence 2014

School Catchment:

-Peace Arch Elementary
-Earl Mariott Secondary
(***both French Immersion)***

Property Taxes:

$5,431.97 (June, 2021)

Disclaimer: *Although every effort has been made to provide complete and accurate information, the Sellers and Joanne Taylor PREC make no warranties, express or implied, or representations as to the accuracy of the information contained herein and assumes no liability or responsibility for any error or omissions in the information contained in any and/or all advertising.*

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