

1454 NICHOL ROAD, WHITE ROCK



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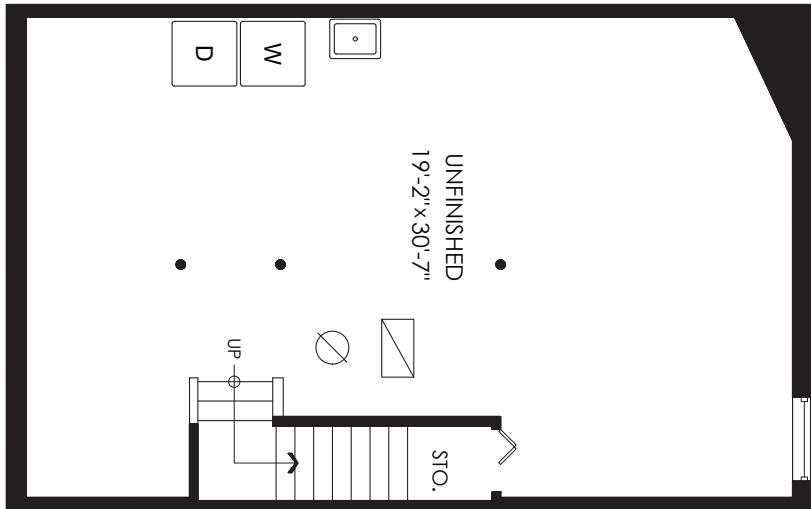
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1454 Nichol Rd White Rock

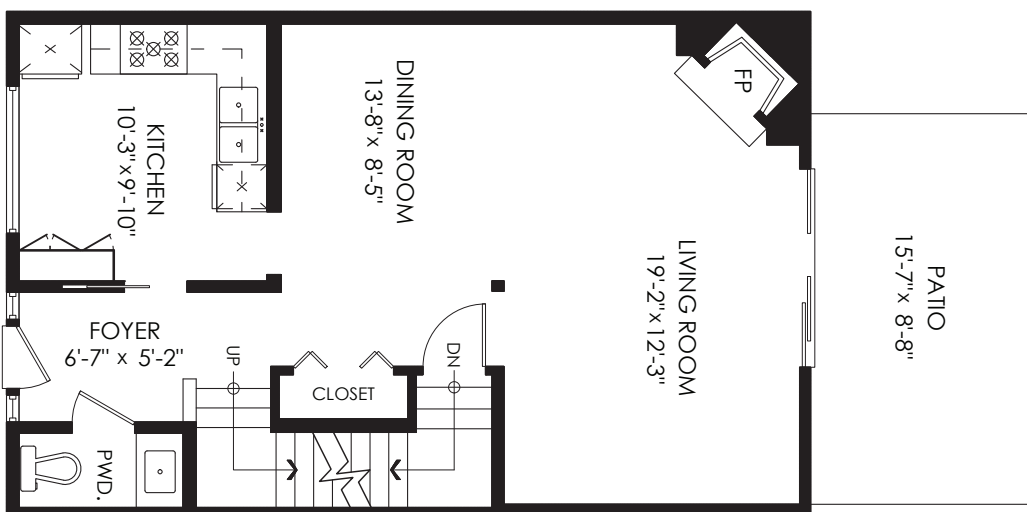
Main Floor: 648 sq. ft.
 Upper Floor: 648 sq. ft.
Sub Total: 1,296 sq. ft.

Unfinished Floor: 648 sq. ft.
Total: 1,944 sq. ft.

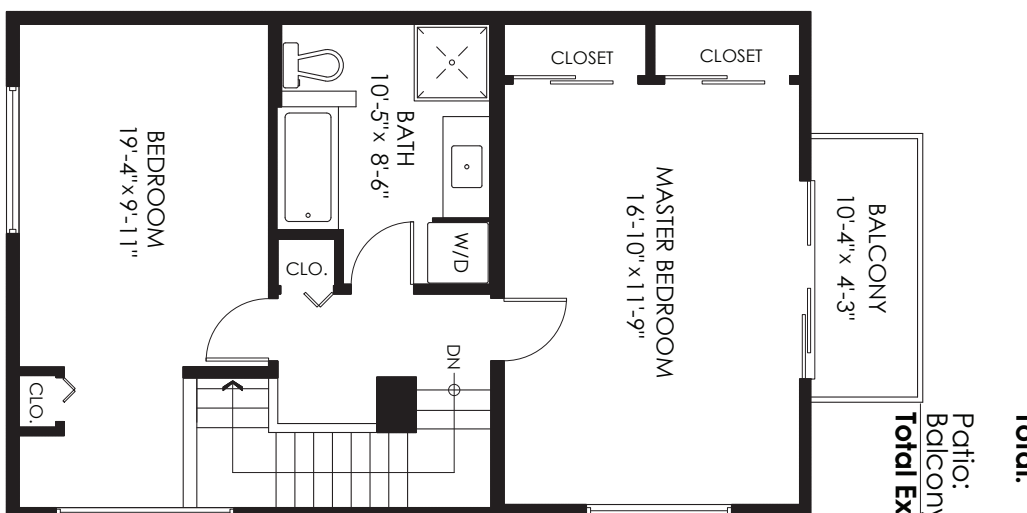
Patio: 135 sq. ft.
 Balcony: 48 sq. ft.
Total Extras: 183 sq. ft.



Lower Floor Plan
 Floor Area: 648 sq. ft.
 Ceiling Height: 8'-1"



Main Floor Plan
 Floor Area: 648 sq. ft.
 Ceiling Height: 8'



Upper Floor Plan
 Floor Area: 648 sq. ft.
 Ceiling Height: 8'

E&O Insured for \$1,000,000. Total square foot calculated to gross unit area (SGFT) based on interior measurements to exterior walls, not taken from original blueprints; may include unfinished area. www.DraftOnSite.com

This enclosed information while deemed to be correct, is not guaranteed. This communication is not intended to solicit properties already listed for sale.





Beautiful Ocean Ridge! Nestled in 4.5 acres of parklands, greenspace and gardens this quiet 33 unit complex is peaceful and serene yet centrally located a few minutes from White Rock beach, Ocean Park, shopping and recreation. Perfectly updated, this 2 bedroom, 1 1/2 bath home features wide plank laminate floors, stainless appliances, quartz countertops, new cabinets, pot lighting and renovated bathrooms. Lots of room to grow with an unfinished basement spacious enough for a media room and third bedroom. Outdoor patio is perfect for the garden lover and backs onto greenspace. Adult oriented complex is 19+, 2 pets allowed, no rentals. Easy to show, you won't want to miss it!

COMPLIMENTS OF
Danielle Hrasko

Style	2 Storey w/Bsmt
Size	1,296 sf
Bedrooms	2
Bathrooms	2
Maint. Fee	\$350