

Depth/Size (ft):	329.72	Bedrooms:	4	Approx. Year Built:	1963
Frontage (ft):	132.60	Bathrooms:	2	Age:	61
Lot Area: (sq.ft.)	42,821.00	Full Baths:	2	Zoning:	SFD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$38,582.02
Rear Yard Exp:	West			For Tax Year:	2023
View:	Yes			P.I.D.:	011-992-573

Style of Home:	Rancher/Bungalow	Parking:	Total: 8 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Side
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Tile	Fixtures Rmvd:	No

View: Yes : Panoramic Ocean Views

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: LOT 1, LD 36, SEC 16, TWP 1 PLAN NWD 1062 + PID# 011-992-620, 011-992-590

Amenities: Pool; Outdoor,Workshop Detached

Site Influences: Central Location,Private Setting,Private Yard,Recreation Nearby,Waterfront Property

Features: Security System

Bylaw Restrict:

Listing Broker(s): Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	27'0 x 19'0	Main	Bedroom	11'6 x 11'0
Main	Dining Room	17'0 x 13'6	Main	Laundry	8'0 x 8'0
Main	Kitchen	15'0 x 9'0	Main	Foyer	12'0 x 7'0
Main	Family Room	22'0 x 20'0	Main	Workshop	24'0 x 14'0
Main	Primary Bedroom	20'0 x 17'0	Main	Storage	8'0 x 5'0
Main	Bedroom	14'0 x 10'0	Bsmt	Storage	20'0 x 11'0
Main	Bedroom	14'0 x 11'0			

Finished Floor (Main):	2,894 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	5	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,894 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Part			
Grand Total:	2,894 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Panoramic ocean view, one acre bluff property. One of the most sought after locations to build your dream estate - properties like this do not come up often! This property offers a variety of building options: the full acre lot, two legal half acre lots and a possibility of other configurations. The seller is open to discussing selling half the property as it consists of multiple legal lots that do not require subdivision. Please call for more information or to set up a private viewing.