

Depth/Size (ft):	100	Bedrooms:	3	Approx. Year Built:	2005
Frontage (ft):	50.00	Bathrooms:	3	Age:	19
Lot Area: (sq.ft.)	5,000.00	Full Baths:	2	Zoning:	RF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,373.04
Rear Yard Exp:	West			For Tax Year:	2023
View:				P.I.D.:	025-762-800

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Ocean Park Village

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 1, PLAN BCP7724, SECTION 8, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Microwave,Security System,Sprinkler - Inground,Storage Shed,Vacuum - Built In,Water Treatment

Bylaw Restrict:

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'0 x 8'3	Above	Bedroom	10'3 x 10'1
Main	Laundry	7'0 x 7'0	Above	Office	9'7 x 9'11
Main	Family Room	14'3 x 10'2	Above	Bedroom	13'1 x 12'11
Main	Dining Room	11'11 x 10'2			
Main	Living Room	14'11 x 12'3			
Main	Kitchen	10'4 x 12'3			
Above	Primary Bedroom	16'5 x 12'6			

Finished Floor (Main):	955 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,039 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	1,994 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,994 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

FALL IN LOVE with this Ocean Park beauty! With quality construction & recent high-end renovations, this meticulous OCEAN PARK home has almost 2000 sf living space w 3 Bed + Den / Flex with nothing to do but move in and enjoy. Fully redesigned kitchen with soaring ceilings in a sun soaked location is ideal for living and entertaining. All bedrooms + den located upstairs. The backyard has to be seen to be believed, with meticulous woodworking and covered patio area for outdoor living! Almost 5' tall crawl space provides more than enough storage. Elgin School catchment. Located just a short stroll to Kwomais and Fun Fun Parks, 1001 Steps, Starbucks, Safeway and all of the shops of Ocean Park Village. The ideal lifestyle location in the neighbourhood you've been looking for!