

|                           |           |                    |   |                            |             |
|---------------------------|-----------|--------------------|---|----------------------------|-------------|
| <b>Depth/Size (ft):</b>   | 193       | <b>Bedrooms:</b>   | 3 | <b>Approx. Year Built:</b> | 1930        |
| <b>Frontage (ft):</b>     | 70.00     | <b>Bathrooms:</b>  | 2 | <b>Age:</b>                | 93          |
| <b>Lot Area: (sq.ft.)</b> | 13,525.00 | <b>Full Baths:</b> | 2 | <b>Zoning:</b>             | RS4         |
| <b>Flood Plain:</b>       |           | <b>Half Baths:</b> | 0 | <b>Gross Taxes:</b>        | \$17,891.82 |
| <b>Rear Yard Exp:</b>     | East      |                    |   | <b>For Tax Year:</b>       | 2022        |
| <b>View:</b>              | Yes       |                    |   | <b>P.I.D.:</b>             | 009-403-876 |

|                         |                           |                         |                       |
|-------------------------|---------------------------|-------------------------|-----------------------|
| <b>Style of Home:</b>   | 1 1/2 Storey              | <b>Parking:</b>         | Total: 4 - Covered: 1 |
| <b>Construction:</b>    | Frame - Wood              | <b>Covered Parking:</b> | 1                     |
| <b>Exterior:</b>        | Wood                      | <b>Parking Access:</b>  | Front                 |
| <b>Foundation:</b>      |                           | <b>Parking:</b>         | Carport; Single       |
| <b>Rain Screen:</b>     |                           | <b>Locker:</b>          |                       |
| <b>Renovations:</b>     |                           | <b>Units in Dev:</b>    |                       |
| <b># of Fireplaces:</b> | 1 - Fuel: Natural Gas     | <b>Distance to:</b>     |                       |
| <b>Water Supply:</b>    | City/Municipal            | <b>Title to Land:</b>   | Freehold NonStrata    |
| <b>Fuel/Heating:</b>    | Forced Air                | <b>Property Disc:</b>   | Yes                   |
| <b>Outdoor Area:</b>    | Balcny(s) Patio(s) Dck(s) | <b>PAD Rental:</b>      |                       |
| <b>Type of Roof:</b>    | Asphalt                   | <b>Fixtures Leased:</b> | No                    |
| <b>Floor Finish:</b>    | Mixed                     | <b>Fixtures Rmvd:</b>   | No                    |

**View:** Yes : Ocean View - Indian Arm

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT B, BLOCK 24, PLAN VAP10417, DISTRICT LOT 543, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 575, SEE 131-0157-3501-X FOR W/L LEASE

**Amenities:**

**Site Influences:** Central Location, Golf Course Nearby, Marina Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Oakwyn Realty Ltd.

| Floor | Type            | Dimensions  | Floor | Type        | Dimensions |
|-------|-----------------|-------------|-------|-------------|------------|
| Main  | Living Room     | 19'6 x 15'3 | Above | Family Room | 23'3 x 8'9 |
| Main  | Primary Bedroom | 12'9 x 12'3 |       |             |            |
| Main  | Bedroom         | 9'5 x 9'7   |       |             |            |
| Main  | Kitchen         | 14'1 x 6'7  |       |             |            |
| Main  | Dining Room     | 8'10 x 7'0  |       |             |            |
| Main  | Family Room     | 13'4 x 10'1 |       |             |            |
| Above | Bedroom         | 15'3 x 15'3 |       |             |            |

|                                |            |                           |       |                       |                    |                 |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,268 sqft | <b># Of Rooms:</b>        | 8     | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 498 sqft   | <b># Of Kitchens:</b>     | 1     | Main                  | 4                  | Yes             |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>       | 2     | Main                  | 4                  | Yes             |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Suite:</b>             |       |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 1,766 sqft | <b>Crawl/Bsmt Height:</b> |       |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>          | Crawl |                       |                    |                 |
| <b>Grand Total:</b>            | 1,766 sqft | <b>Beds In Bsmt:</b>      | 0 / 3 |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |       |                       |                    |                 |

First time on the market! Nestled on pristine waterfront, this sprawling property boasts over 13,000 square feet of prime real estate. This exclusive property promises a lifestyle like no other, where the serene beachfront and the sound of the ocean are in front of you. Imagine waking up to breathtaking sunrises, the gentle sound of lapping waves, and the scent of salty sea air. With ample space to build your dream home, this blank canvas invites you to design the waterfront retreat you've always envisioned. Create a masterpiece that seamlessly blends modern luxury with the tranquility of coastal living. The heart of the Deep Cove community is a mere 20 minute walk away and it offers a vibrant village atmosphere with local shops, restaurants, and outdoor activities nearby.