

Depth/Size (ft):	305	Bedrooms:	4	Approx. Year Built:	9999
Frontage (ft):	77.00	Bathrooms:	0	Age:	999
Lot Area: (sq.ft.)	23,510.00	Full Baths:	0	Zoning:	RF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$21,504.12
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	007-475-519

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Other	Covered Parking:	2
Exterior:	Other	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Other	Property Disc:	No
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

View:	Yes : Panoramic Ocean view
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer, Water
Legal:	EAST HALF LOT 15 SECTION 8 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 16834
Amenities:	None
Site Influences:	Waterfront Property
Features:	Other - See Remarks
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0' x 0'	Bsmt	Bedroom	0' x 0'
Main	Laundry	0' x 0'	Bsmt	Gym	0' x 0'
Main	Family Room	0' x 0'	Bsmt	Media Room	0' x 0'
Main	Eating Area	0' x 0'			
Main	Primary Bedroom	0' x 0'			
Main	Bedroom	0' x 0'			
Bsmt	Bedroom	0' x 0'			

Finished Floor (Main):	3,328 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	0	Main	0	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	0	No
Finished Floor (Bsmt):	3,681 sqft	Suite:		Bsmt	0	No
Finished Floor (Total):	7,009 sqft	Crawl/Bsmt Height:		Bsmt	0	No
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	7,009 sqft	Beds In Bsmt:	2 / 4			
		# Of Pets:				

Absolute Rare-find Oceanfront Property in the most prestigious street in South Surrey. Large 23,510 square feet lot with panoramic ocean view! Large and flat buildable area. It can be built over 7500 square feet new home with beautiful ocean views on both levels. Quiet and Peaceful. Building Plan available for 6 bedrooms and 8 bathrooms including a two-bedroom legal suite. Large gym, sauna, wine lounge, theatre, recreation, office, wok kitchen, large two-car garage..... Owner has spent hundred thousand dollars on design, and DP/BP application. Please note land assessment value: \$5,278,000.00! Great value to buy now and build your luxury oceanfront mansion.