

Depth/Size (ft):	137	Bedrooms:	3	Approx. Year Built:	1983
Frontage (ft):	51.00	Bathrooms:	2	Age:	41
Lot Area: (sq.ft.)	8,579.00	Full Baths:	2	Zoning:	RF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,486.07
Rear Yard Exp:	Northeast			For Tax Year:	2023
View:	No			P.I.D.:	002-989-735

Style of Home:	Rancher/Bungalow	Parking:	Total: 2 - Covered: 6
Construction:	Frame - Wood	Covered Parking:	6
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 274, PLAN NWP61974, LDIST 36, SEC16, T1
Amenities:	None
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Macdonald Realty (Surrey/152), Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'10 x 12'	Main	Bedroom	11'6 x 10'11
Main	Dining Room	13'8 x 9'3	Main	Foyer	5'6 x 3'11
Main	Kitchen	11'1 x 10'			
Main	Eating Area	11'1 x 7'4			
Main	Family Room	12'6 x 11'10			
Main	Primary Bedroom	16'11 x 11'11			
Main	Bedroom	13' x 11'6			

Finished Floor (Main):	1,597 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,597 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,597 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Ocean Bluff Rancher! Huge 8579 sq ft lot in this fabulous location! Spacious 3 bed 2 bath flowing floorplan with large rooms and over sized double garage situated on a private culdesac! Bayridge Elementary and Semiahmoo Secondondary catchments! Amazing central location close to shopping, recreation, walking trails and the beach! Great potential!

