

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1963
Frontage (ft):	50.00	Bathrooms:	3	Age:	61
Lot Area: (sq.ft.)	6,750.00	Full Baths:	3	Zoning:	SFD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,938.33
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	003-138-895

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Addition,Raised	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Rooftop Deck	PAD Rental:	
Type of Roof:	Metal,Other	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile,Carpet	Fixtures Rmvd:	Yes

View: Yes : Ocean view from upper floors

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 3, BLOCK 33 A, PLAN NWP11255, PART E1/2, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Freezer,Microwave,Other - See Remarks,Storage Shed,Vacuum - Built In

Bylaw Restrict:

Listing Broker(s): RE/MAX Lifestyles Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'1 x 17'4	Main	Foyer	9'0 x 7'1
Main	Kitchen	8'2 x 11'7	Above	Family Room	20'4 x 16'10
Main	Dining Room	6'2 x 11'7	Above	Primary Bedroom	21'0 x 12'3
Main	Family Room	14'8 x 7'4	Above	Walk-In Closet	6'6 x 3'5
Main	Bedroom	10'8 x 9'8	Above	Bedroom	11'11 x 11'11
Main	Bedroom	9'9 x 10'9	Above	Den	10'9 x 9'9
Main	Laundry	6'0 x 10'4			

Finished Floor (Main):	1,209 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,341 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,550 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,550 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

This gorgeous, well-maintained, 4 bed plus den, 3 full bath home, with ocean views from the 2nd floor and roof-top deck, is the perfect coastal retreat! Beautifully landscaped private back yard, with a lush garden, gazebo and Koi pond is your own little oasis to relax and enjoy, yet large enough to entertain friends and family. Lovely, manicured, south-facing front yard, and big beautiful windows and skylights throughout the home let in tons of natural light. A gorgeously renovated 2nd floor has access to the wrap-around deck from the fam. room and primary bdrm.The perfect spot for your morning coffee and evening sunsets! Or, climb the indoor ladder to the rooftop deck for SPECTACULAR panoramic views! Quiet street, close to schools,shopping,dining, beach!